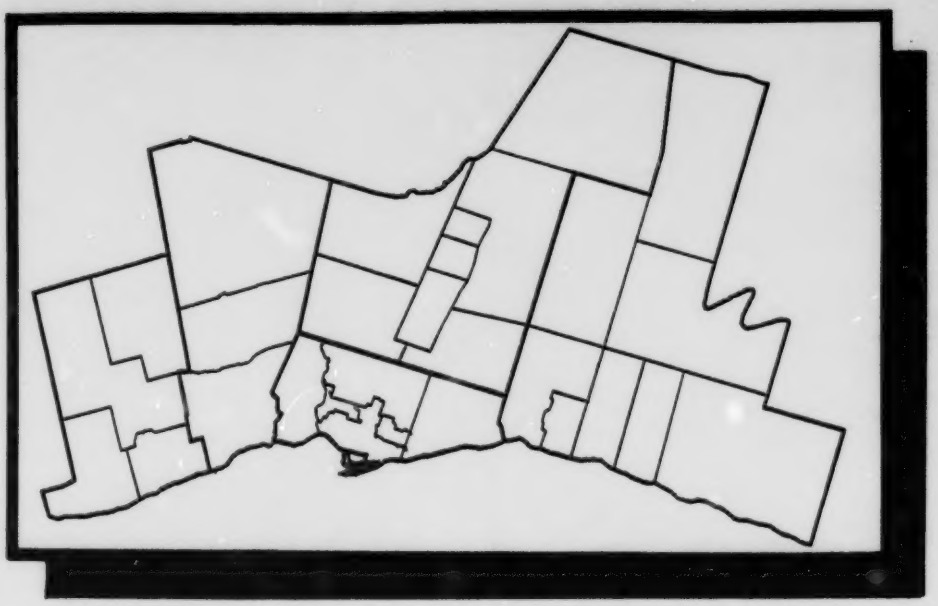
OFFICE SPACE CHARACTERISTICS



METROPOLITAN REGION 1988

Metropolitan Toronto Planning Department
-Research Division-

OFFICE SPACE CHARACTERISTICS REPORT

METROPOLITAN REGION 1988

Metropolitan Toronto Planning Department
Research Division, June 1989

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OFFICE SPACE CHARACTERISTICS METROPOLITAN REGION, 1988

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SECTION 1

INTRODUCTION

Metropolitan Toronto continues to be the economic and financial capital of Canada. Not only is Metro Toronto Canada's largest municipality (with a 1988 assessed population of 2.1 million people), it also maintains the prominent position as a major international trading centre. The concentration of commercial and business activities - particularly in the Central Area - has historically attracted many large corporations and head offices to the region creating one of the healthiest office markets in North America. Since the completion of the downtown's first modern skyscrapers in the late sixties, Metro Toronto's office market has experienced unparalleled growth as a result of a high demand for prime office space in both the downtown core, other centres in Metro, and the surrounding regions.

Office employment remains the largest growth sector in Metropolitan Toronto. In 1988, total employment in Metro was 1.3 million of which 44.2% was comprised of office employment. The monitoring of office data is therefore essential in determining the future needs of both hard and soft services to accommodate such growth.

The purpose of this report is to analyze office space characteristics in the Metropolitan Region based on the Office Data Bank (O.D.B.). The specific objectives are:

1. to monitor the extent, nature and location of office space development and its related employment distribution;

2. to identify potential locations for new office developments; and

3. to provide background material for analytical and economic based studies while assisting in the development of alternative future scenarios of growth.

The O.D.B. system contains information for every "free-standing" and "mixed-use" office building in the Metropolitan Region in excess of 929 sq.m. (10,000 sq.ft.). The data bank contains physical statistics for both existing and proposed buildings (eg. year built, number of stories...) as well as employment characteristics[1]. All statistics quoted in this report are in square metres based on net rentable office floor space. For the purposes of this report, floor space is categorized into the following ranges: **900-2,000 sq.m.; 2,001-10,000 sq.m.; 10,001,-100,000 sq.m.;** and over **100,000 sq.m.** Construction trends are analyzed by rate of growth in each geographical area during the following four time periods: **TO 1976; 1977-1980; 1981-1984;** and **1985-1987+.** It should also be noted that the "1987+" year represents developments up to the end of February 1988 (not for the entire 1988 year). Subsequently, all proposals represent buildings which had definite proposals at the time of the O.D.B. update; newer projects after February 1988 are not

[1] Only available for existing buildings in Metro.

included. Office development proposals are divided into four general categories: "Applications Received by Council," "Applications Approved by Council and Permit Application," "Permit Issuance," and "Buildings Under Construction." This information may change as more recent data becomes available.

This information is developed and maintained from the following sources:

* the current Employment, Land Use, and Assessment System maintained by the Metropolitan Toronto Planning Department;

* the Metropolitan and Regional municipalities;

* the Royal LePage listing of office buildings over 1,900 sq.m. (20,000 sq.ft.);

* the Toronto Office Guide; and

* the Planning & Development Hotline.

Only the major highlights of the data are presented in the text. It is recommended that reference be made to the tables in the appendix for a complete understanding of the trends. The report is divided into the following sections:

* **SECTION 2 - HIGHLIGHTS** presents the major findings of the report;

* **SECTION 3 - METROPOLITAN REGION OVERVIEW** examines the overall growth of office space in Metro Toronto

and the Surrounding Regions of Durham, York, Peel, and Halton combined;

* **SECTION 4 - SURROUNDING REGIONS** looks at the increase in growth of the Surrounding Four Regions, their constituent municipalities and Regional Centres of office development;

* **SECTION 5 - METROPOLITAN TORONTO** examines office statistics within Metro Toronto and the Area Municipalities of Scarborough, Toronto, East York, North York, York, and Etobicoke;

* **SECTION 6 - CENTRAL AREA AND EMPLOYMENT CONCENTRATIONS** analyses trends within the Central Area, designated Centres, and other employment concentrations;

* **SECTION 7 - INTER-REGIONAL RELATIONSHIPS** compares office growth patterns between the Central Area, Metro Toronto, and the Surrounding Regions;

* **SECTION 8 - OTHER OFFICE CHARACTERISTICS** looks at office/non-office employment, head office locational characteristics, vacancy and rental rates, and data comparisons with other world office markets;

* **SECTION 9 - CONCLUSIONS**; and

* **SECTION 10 - APPENDIX** contains a comprehensive set of tables.

Further information on office development will be forthcoming in the Metropolitan Plan Review Report #9. This report is entitled Centres and Office Areas and is due to be released in the summer of 1989. The general question of "why offices locate where they do" is the basis of another report entitled Office Location Dynamics Study. This report will be prepared jointly with an outside consultant.

Any additional information about this report or the O.D.B. should be directed to the Research Division staff at 392-8766.

SECTION 2

HIGHLIGHTS

* The Metropolitan Region in the beginning of 1988, had 11.7 million sq.m. (126 million sq.ft.) of total office space housed within 1,579 buildings. Almost 90% was concentrated in Metropolitan Toronto.

* In terms of planned developments in the Metropolitan Region, there were 6.5 million sq.m. (70.4 million sq.ft.) of proposals within 412 projects. Eighty-three percent was concentrated in Metropolitan Toronto.

* The Surrounding Regions of Durham, York, Peel and Halton represent 10.7% or 1.2 million sq.m. (13.4 million sq.ft.) of the total office space in the Metro Region.

* By 1988, there were 1.1 million sq.m. (11.9 million sq.ft.) of proposed space in the Regions outside Metro Toronto.

* Eighty-four percent of York Region's office space (278,283 sq.m.) has been developed since 1980, making it the one of the fastest growing regions in Canada.

* Halton Region has developed 39.3% of its space

(69,897 sq.m.) since 1980.

* Thirty-eight percent of Peel Region's office space (212,934 sq.m.) has been constructed since 1980.

* Durham Region has added 18.3% of its total office space (30,804 sq.m.) over the last seven years.

* The largest Area Municipalities in the External Region by office space composition were: Mississauga (455,615 sq.m.); Markham (230,031 sq.m.); Burlington (123,097 sq.m.); Brampton (111,841 sq.m.); and Oshawa (110,745 sq.m.).

* Metropolitan Toronto in 1988 had 10.5 million sq.m. (112.5 million sq.ft.) of office space in 1,314 buildings. This floor space accounted for 89.3% of all office space in the Metropolitan Region.

* Proposals in Metro Toronto amounted to 5.4 million sq.m. (58.4 million sq.ft.) with 19.3% of that space under construction.

* The Municipalities by total office space composition are: Toronto (6,823,311 sq.m.); North York (2,097,903 sq.m.); Scarborough (718,595 sq.m.); Etobicoke (607,036 sq.m.); East York (128,110 sq.m.); and the City of York (78,348 sq.m.).

* The Central Area contained 5.7 million sq.m. (60.9 million sq.ft.) of total office space by 1988, accounting for 48.3% of the total supply in the Metropolitan Region. More than 2.6 million sq.m., equivalent to 47% of the downtown's existing stock, is proposed for development.

* The designated Centres of North York, Scarborough, Yonge/Eglinton, Yonge/St.Clair, and Islington/Kipling/Bloor, provided a total of 1.4 million sq.m. (15.5 million sq.ft.) of office supply in 1988.

* The largest Centres by office composition were: North York Centre (418,705 sq.m.); Yonge/Eglinton (368,447 sq.m.); Yonge/St.Clair (342,972 sq.m.); Scarborough City Centre (201,233 sq.m.); and Islington/Kipling/Bloor (92,696 sq.m.).

* The largest Office Parks by office composition were: Consumers Road (312,984 sq.m.); Flemington Park (294,008 sq.m.); Duncan Mills (212,158 sq.m.); Hwy404/Finch (117,362 sq.m.); Thorncliffe Park (70,054 sq.m.); and Airport/Hwy27 (44,939 sq.m.).

* The largest Key Employment Areas by office composition were: Etobicoke/Hwy427 (142,171 sq.m.); York Mills (94,987 sq.m.); Keele/Wilson (77,201 sq.m.); Yorkdale (28,610 sq.m.); and Keele/Eglinton (7,890 sq.m.).

* Developments within 500 m. of subway stations (excluding all areas identified above), constituted 3.5% of Metro's office inventory. Planned developments accounted for 4.8% of all proposals in Metropolitan Toronto.

* The Central Area's share of the Metro Region's office supply has declined from 56% in 1976, to 48.3% by 1988. Metro's share has likewise decreased from 94.9% to 89.3% over the same time period.

* The Outer Regions have increased their overall share from 5.1% in 1976, to 10.7% by 1988.

* Total **office employment** in Metro Toronto, has increased its share to 44.2% of total employment in 1988 - up from 41.5% in 1983. Office employment growth has accounted for 58% of total growth since 1983.

* The amount of Metro's **office employment** in 1987 totalled 567,600 with 71.7% in office buildings, and the remaining 28.3% in non-office buildings.

* In 1988 the top 100 corporate giants had a total sales of close to $348 billion. Thirty-nine of these companies chose Toronto as their head office location.

SECTION 3

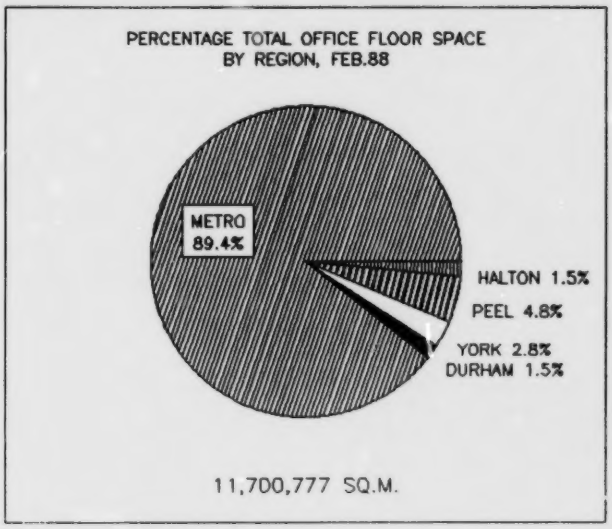
METROPOLITAN REGION OVERVIEW

Total office floor space in the Metropolitan Region increased by 64.9% from 7.1 million sq.m. in 1976, to 11.7 million sq.m. in 1988. By the beginning of 1988, there were 1,579 office buildings in the entire Metro Region. Although the overall majority of floor space was built prior to 1977, the rate of office growth since 1976 is quite noteworthy. The 1981-1984 period experienced a high annual average growth rate of 453,696 sq.m., compared to lower rates of 388,973 sq.m. in 1977-1980, and 379,837 sq.m. between 1985 and 1987.

MAP 1

Figure 1 shows that of the present office floor space in the Metro Region, 89% is within the Metropolitan Toronto, while the other 11% is spread among the four Surrounding Regions.

FIGURE 1



By February 1988, total office development proposals amounted to 6,536,991 sq.m. of office floor space in 412 projects. Almost twenty-three percent of this space was under construction, while the majority (54.3%) were in application approval or permit application stages.

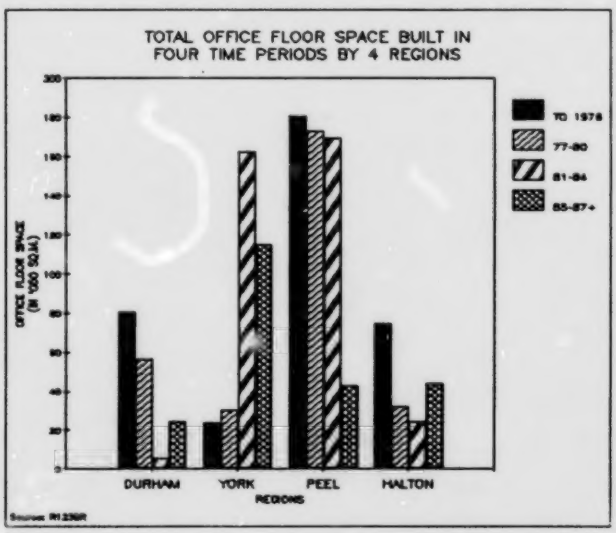
In terms of employment, existing buildings and on-stream proposals have a capacity to generate an estimated 729,500 office jobs in office buildings across the Metro Region. This amount relates to approximately one-third of the Region's total estimated employment by 1991. Existing buildings currently generate approximately 63% of this figure, while the remainder would be accommodated through planned office developments.

SECTION 4

SURROUNDING REGIONS

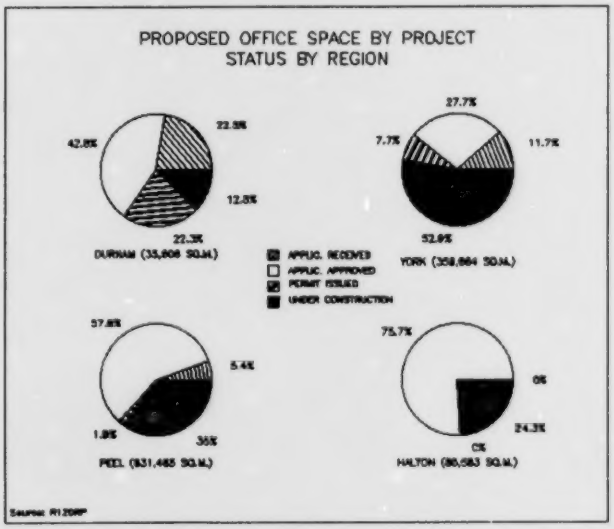
The Surrounding Regions are increasingly seen as a viable alternative to locations in Metro for many office tenants. By 1988, these areas contributed a total of 1,247,474 sq.m. of office space within 265 buildings. This amount represented a dramatic 245% increase over the 1976 figure. Most of that overall development (29.2%) occurred in the 1981-1984 period which showed an annual average growth of 90,947 sq.m. An equivalent amount was completed prior to 1977; 23.5% was built between 1977-1980; and 18.3% was added in the recent 1985-1987+ period. Among the four Regions, Peel has built the most office space (567,456 sq.m.). Since 1985 however, York has added the most space with 115,466 sq.m. or 50.6% of the Surrounding Region's total in the same time period. Halton ranks second with 19.6%, Peel 18.9%, and Durham 10.9%.

FIGURE 2



The Surrounding Region's total proposed office space amounted to 1,107,318 sq.m. in 120 projects, of which 435,489 sq.m. (or 39.3%) were under construction. The majority of planned space (48.8%) were in the "Application Approved/Permit Application" stage; 7.6% have been "Received by Council for Approval"; while 4.3% have had "Permits Issued." By 1988, Peel Region had the most office proposals with 631,465 sq.m. or 57% of the surrounding region's total. York was next with 32.5%, then Halton 7.3%, and Durham 3.2%.

FIGURE 3

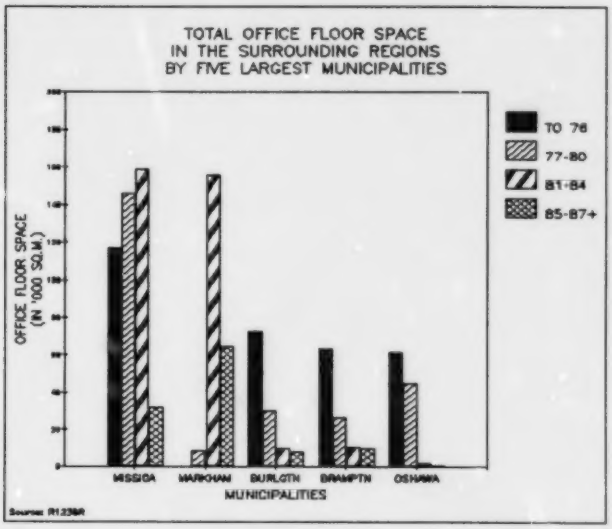


DURHAM

By 1988, Metro's neighbour to the east had 168,722 sq.m. of office space within fifty-five buildings. Almost half are smaller office structures in the 2,001-10,000 sq.m. range, with an average building size of 3,068 sq.m. Sixty-six percent of this Region's space is concentrated in

downtown Oshawa.

FIGURE 4



Over the last eleven years, office growth has not been as significant as in the other Regions. In 1976, Durham ranked second among all the Outer Regions in terms of its proportional share of office space. Only 18.2% of its total stock has been added since 1980. Presently, most of the growth has shifted towards the other regions - York Region in particular. By 1988, Durham ranked last with only 168,722 sq.m. of net office space.

Although almost 50% of Durham's office space was constructed before 1977, there has been a recent surge in commercial activity with 24,872 sq.m. added since 1985. Office growth over the three four-year time periods substantiates recent growth trends. Durham's annual average growth rates were as follows: 14,237 sq.m. (1977-1980); 1,483

sq.m. (1981-1984); and 8,291 sq.m. (since 1985). Great potential exists for office growth in Durham Region. Established transportation systems will be enhanced with the expansion of GO service to Whitby; the commitment to extend Highway 407 to Highway 48; and future plans for the Oshawa Airport/Harbour facilities. These improvements will induce further office growth in this region in the immediate future.

In Durham, the most recent data shows 35,606 sq.m. of proposed space (3.2% of the Surrounding Four Regions), of which 12.5% was under construction. The majority of these projects are in the vicinity of the proposed GO extension along the Highway 401 corridor (ie. Whitby's Transit Square).

YORK

York Region is one of the fastest growing regions in Canada, both in terms of population and office space. Office space in the Region of York has grown from just under 25,000 sq.m. or 6.7% of the Surrounding Region's total in 1976, to 33,383 sq.m. or 26.7% by the beginning months of 1988 (the only Region that has increased its percent share of office space over the last eleven years). It now ranks second in terms of its share of office space in the surrounding regions. It is significant to note that York Region has added 83.4% of its total supply since 1980, with an annual average growth rate of 30,229 sq.m. since 1985. It is the only region that has built virtually all its supply after 1976.

Sixty-nine percent (230,031 sq.m.) of the Region's office supply is concentrated in the Town of Markham making it the municipality with the second largest amount of office space in the surrounding regions, next only to Mississauga.

It is even more remarkable to note that virtually no office space existed in Markham prior to 1977. Currently, most offices are located in modern business parks concentrated in the Highway 7/Hwy 404 and Steeles/Hwy 404 corridor (ie. IBM Headquarters, A.C. Nielson, and Allstate).

Also known as "Silicon Valley North", Markham is fast becoming an attractive area for many new high-tech and data-processing firms. As of 1988, there were thirty-two planned projects amounting to 359,664 sq.m. or almost one-third of the Surrounding Regions' total proposed supply. Slightly over half of this space was under construction - the majority again located in Markham. The two largest projects in the Outer Regions are the Markham Corporate Campus, and the IBM Compucentre - both of which will provide 154,790 sq.m. total.

PEEL

Although the Region of York has experienced the fastest rate of development overall, Peel Region has consistently maintained its predominant share of office space in the Surrounding Regions. Forty-six percent of the Outer Region's share of office space is in Peel, consisting of 567,456 sq.m. within ninety-three buildings. Of this amount, 32% was built prior to 1977; 30.5% was completed in the 1977-1980 period; while 37.5% has been added since 1985. Peel Region currently has the highest annual average growth rate (35,545 sq.m.) of any Region, over the 1977-1987 time period, followed closely only by York Region with 25,864 sq.m.

Over 80% of this Region's developments have been in the City of Mississauga, which currently has 455,615 sq.m. of prime office space within sixty-four buildings (the

largest of the regional municipalities). Of the twenty-five largest office buildings in the Surrounding Regions, twelve are located in Mississauga. Developments have traditionally concentrated within the regional centres of Square One (164,467 sq.m.), Meadowvale (113,696 sq.m.), Mississauga Airport (57,360 sq.m.), Cooksville (28,703 sq.m.), and Sheridan Park (27,736 sq.m.). These centres are attractive because of their accessibility to major markets via Highway 401 and Pearson International Airport.

There were 631,465 sq.m. of proposed office space in seventy-five projects by 1988. Ninety-six percent of the Region's new supply will be in the City of Mississauga alone, including sixteen of the Metro Region's twenty-five largest office projects. The total amount represents 57% of all planned office space in the Outer Regions. Thirty-five percent of Peel's total proposed space (221,217 sq.m.) is currently under construction.

HALTON

Halton's strategic location between Toronto, Hamilton, and the United States, presents a variety of locational benefits such as road and rail access to both markets. As a result, there were 177,913 sq.m. of space in Halton by 1988. The majority of this development is situated in Burlington along the Q.E.W. corridor.

Although it ranks third among the Outer Region's office supply, annual average growth rates have indicated recent rapid growth. The 1977-1980 and 1981-1984 periods showed annual averages only of 8,138 sq.m. and 6,303 sq.m. respectively, compared to the recent 1985-1987 period which

showed 13,997 sq.m.

Proposals amounted to 80,583 sq.m. of which 24.3 % were under construction. Many of the new developments such as Glen Abby Corporate Centre and Oakville Corporate Centre Phase 3, will be located in the vicinity of the Q.E.W./Hwy 403 interchange. These and other proposals represent an average project size of 16,117 sq.m. -the highest of any other region.

SECTION 5

METROPOLITAN TORONTO

The most recent data shows that there were 10.5 million sq.m. of total office space in Metro Toronto housed within 1,314 buildings. Unlike the Surrounding Regions, the majority of Metro's office space was built before 1977, and only 9.5% added within the last three years (only Scarborough and Etobicoke have built more of their office space after 1976). The outer municipalities of Scarborough, North York, and Etobicoke have all increased their percent share of Metro's office space since 1976 - the remainder (including the Central Area) have experienced a proportional decrease in their share of office space in Metropolitan Toronto. Nevertheless, the City of Toronto[2] continues to dominate with a preponderant two-thirds of Metro's office supply, followed by North York (20.1%), Scarborough (6.7%), Etobicoke (5.9%), East York (1.2%), and York (0.8%).

The growth of floor space in Metro Toronto over the last three five-year time periods has been extensive with a total growth from 1977 to 1987+ of 3,717,812 sq.m., or a 332,561 sq.m. annual average over the same period. Twenty-three percent of this growth has been completed since the adoption of Metro's Official Plan in 1980. Total floor space by 1976 was 6,735,491 sq.m. of which 57% were in buildings between 10,001-100,000 sq.m. in size. This amount has not

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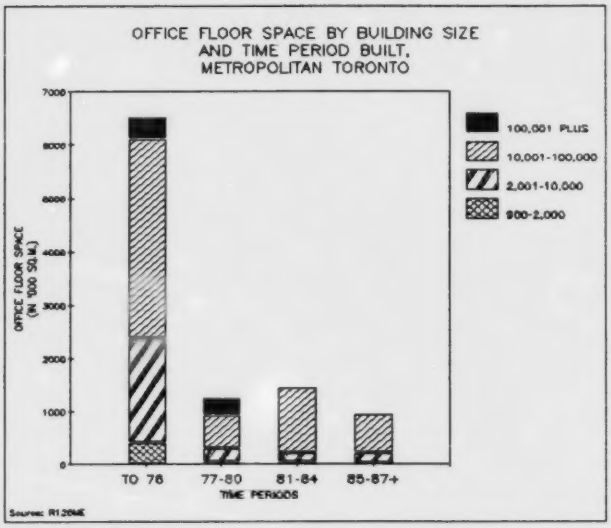
[2] The Central Area alone contains 54.1% of Metro's office supply.

changed as of 1987+. Now, 62% of all buildings are in the 10,001-100,000 sq.m. size range. This increase in building size is due to the recent development of larger offices. For example, there are only five office buildings in the entire Metro Region with net floor space over 100,000 sq.m. and all are in the Central Area of Metro Toronto. As well, there are eight proposed buildings over 100,000 sq.m. - again all of these will be constructed in the Central Area.

FIGURE 5



Fifty-one percent of Metro's proposals are in the City of Toronto, followed next by North York 21.5%, Etobicoke 15.8%, Scarborough 10.4%, East York 1.2%, and York (with no major proposals at all). These and other proposals amount to 292 projects overall, and will contribute a total of 5,429,673 sq.m. of office space to Metro's inventory. Nineteen percent is currently under construction.

The office category continues to dominate the overall employment picture. Offices have increased their share from 41.5% in 1983, to 44.2% in 1988, accounting for 58% of total growth since 1983. Existing office buildings currently generate approximately 407,100 office jobs. Total capacity (including all on-stream proposals) could potentially house up to 635,300 office jobs by the early 1990's.

CITY OF SCARBOROUGH

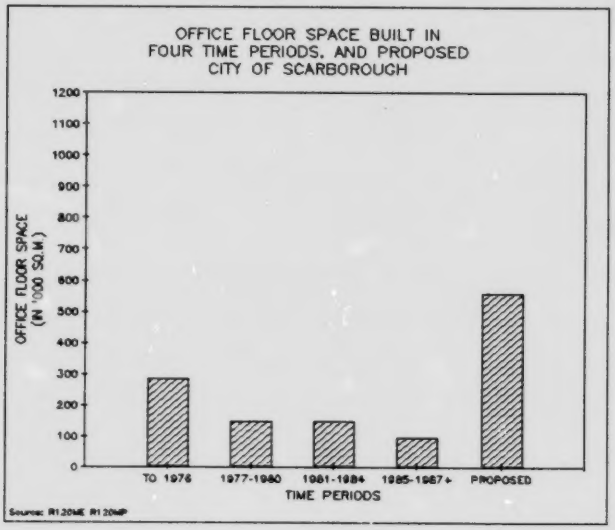
Currently the third largest municipality in terms of office space composition, Scarborough began the development of its first modern office buildings in the early seventies. The Scarborough Town Centre, Civic Centre, and the Board of Education were all completed as part of the "City Centre" in 1973. Since then, major improvements to the road and transit system have been partially responsible for fostering developments to occur in other parts of the city as well, with a consistent annual average increase of 36,173 sq.m. over the 1977-1987 period. By 1988, there were 687,635 sq.m. of office floor space (or 6.7% of Metro Toronto's total) - most of it built before 1977.

Slightly over half (27,200) of Scarborough's office jobs are within office buildings greater than 929 sq.m. A floor space per worker (FSW) of 25.3 sq.m., remains consistent with the Metro average of 25 sq.m.

There were 562,944 sq.m. of proposed space in forty-one projects equivalent to 10.4% of all planned space in Metro. Eleven projects (41,222 sq.m.) were under construction. Over 80% of new space will be in buildings ranging in size from 10,001 sq.m. to 100,000 sq.m. (average project

size: 13,730 sq.m.). These projects range from high-tech developments such as the TD Compucentre on Progress Avenue; to expansion of existing offices. Recent developments have spread out from the City Centre, especially east to Markham Road and to the north side of Highway 401.

FIGURE 6



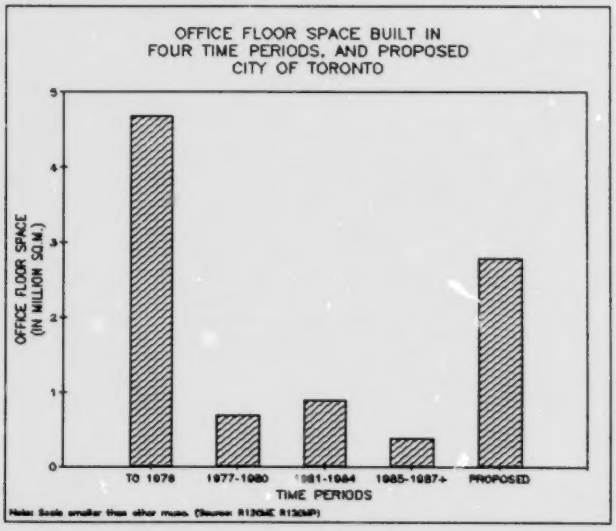
CITY OF TORONTO

The City of Toronto continued to dominate the "office scene" with approximately two-thirds of Metro's office supply (6,647,729 sq.m. within 686 buildings). This high percentage is attributed to the high concentration of developments in the Central Area which currently makes up 82.7% of the City of Toronto's total. By 1988, twenty-one of the Metro Region's twenty-five largest office buildings were situated in the City alone. Over two-thirds of the total office space was constructed before 1977, while 10% was added between 1977-

1980; 14% between 1981-1984; and only 5.5% since 1985. An annual average growth rate of 178,675 sq.m. gives Toronto the highest rate of any other municipality.

By 1988 there were 120 proposals in Toronto amounting to 2,774,579 sq.m. (23% under construction). This figure represents over half of all of Metro's proposed office space. In fact of the Region's twenty-five largest proposals; fourteen are in the Central Area. Some of the larger proposals are the CBC Headquarters and BCE Place - providing a combined figure of just over half a million sq.m. of prime office space.

FIGURE 7



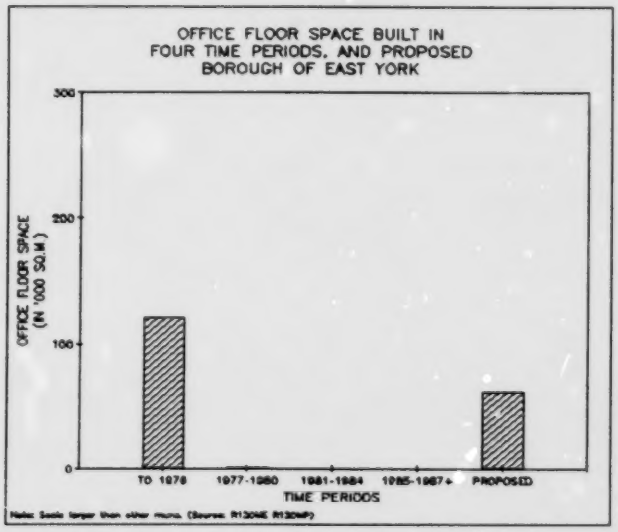
BOROUGH OF EAST YORK

Canada's only "borough" contained 123,341 sq.m. of space within thirty-two office buildings. Over half of this space is located in the Thorncliffe Office Park, while the remainder is dispersed throughout the rest of the Borough.

Ninety-nine percent of East York's office development was completed before 1977. This trend is in marked contrast to the Town of Markham where virtually no office space existed prior to 1977. The slow growth in offices is reflected in the lowest overall 1977-1987 annual average (129 sq.m.) of any Metro municipality. This trend is partly due to the size of the Borough, and the fact that the Borough's southern portion is predominantly residential. It is nevertheless, an attractive area for potential tenants due to direct access to external markets via the Don Valley Parkway. Some of East York's larger tenants include Coca-Cola, Slazenger, and Sanyo. Seventeen percent (5,012) of all of East York's jobs are in office buildings.

East York's offices are generally smaller in size than other municipalities. Only two buildings are over 10,000 sq.m. in size while the balance are below 10,000 sq.m. Over half of all proposed space however, will be buildings in the 10,001-100,000 sq.m. range.

FIGURE 8



Proposed office developments account for 62,615 sq.m. of office space in several new projects such as the Wilket Creek Business Park development, and 1200 Millwood Road. These developments alone will provide 28,425 sq.m. of new office space.

CITY OF NORTH YORK

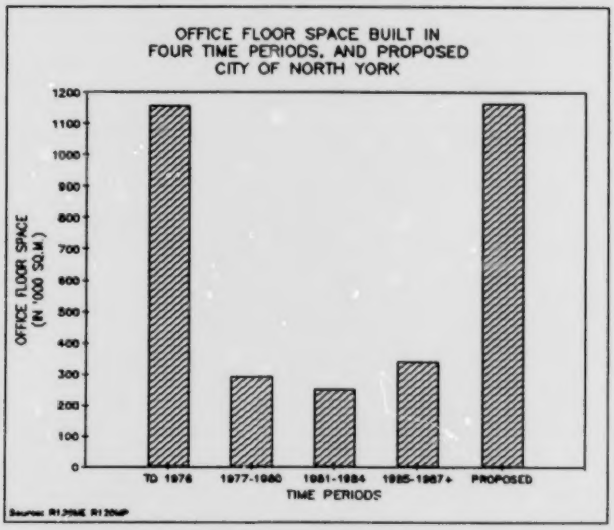
North York has become one of the fastest growth municipalities in Metro in terms of office development. Its 1977-1987 annual average of 81,083 sq.m. is second only to the City of Toronto. Recent growth has been dramatic with an average 114,137 sq.m. added annually since 1985. These new buildings have been quite large (ex. North American Life/Zerox, Madison Centre...). Of the largest twenty-five office buildings in the Metro Region, three are located in North York - the rest are primarily in the Central Area of the City of Toronto. Subsequently, office floor space by the beginning of 1988, amounted to 2,052,871 sq.m. (20.1% of Metro's office space). Approximately 891,900 sq.m. have been added since 1976 - 38.4% of this amount since 1985.

There are also 278 office buildings in North York which house 82,700 office workers. This figure amounts to 14.6% of all of Metro's office sector jobs.

The municipality consists of 1,169,198 sq.m. of planned space in seventy-five proposed buildings. Eighty-six percent of all new projects will be in buildings ranging from 10,001 to 100,000 sq.m. in size. This space represents 21.5% of all proposed space in Metro Toronto. At the time of this report, about one-quarter was under construction. Estimated employment capacity in these projects is 46,800 office

employees.

FIGURE 9



CITY OF YORK

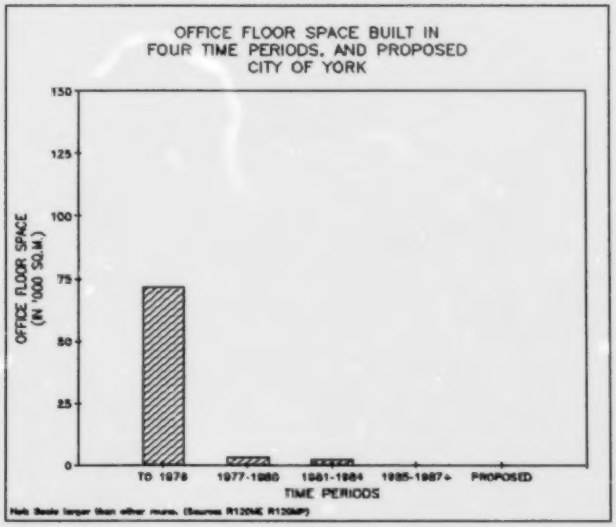
Office floor space in the City of York, represents less than 1% (78,348 sq.m.) of the total office space in Metro. Only 10.1% is concentrated within the designated centre of Keele/Eglinton, while the balance is dispersed throughout the municipality. Almost 92% of this space was built before 1977; 8.2% was added between 1977 and 1984; while no major developments have been built since 1985. Consequently, York's share of office space has dropped from 1.1% of the Metro total in 1976 - to 0.8% in the beginning of 1988.

No major office proposals are evident. Based on filed and approved site plan and rezoning applications however, the City's five year forecast predicts 1989-93 office space to

be approximately 149,600 sq.m.

There are currently fifteen office buildings which house approximately 4,200 office workers. The F.S.W. of 18.6 sq.m. is substantially lower than the other municipalities (Metro's average is 25 sq.m. per employee). The largest employer is the Kodak company. Their office at Keele/Eglinton is the largest in the city (41,000 sq.m.), representing 0.6% of all of Metro's office building's in the 10,001-100,000 sq.m. class.

FIGURE 10



CITY OF ETOBICOKE

Etobicoke - like Scarborough - experienced most of its office growth after 1976. The 1977-1980 period added 24.5%; 1981-1984 showed 18.3% completed; and 22.7% was built after 1985. Recent increases in growth are substantiated by an annual average of 45,660 sq.m. in the 1985-1987 period. An

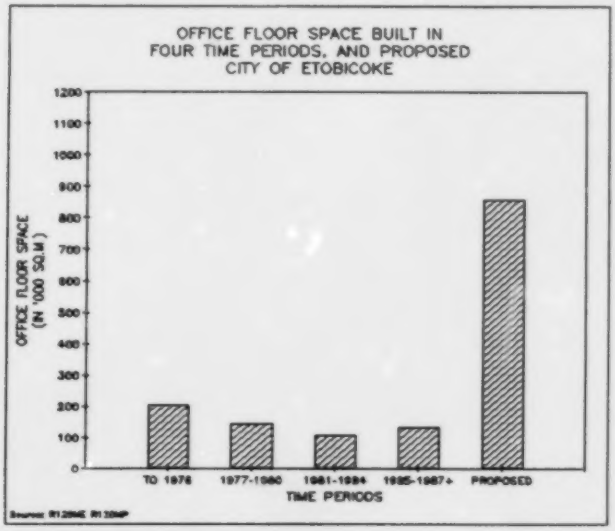
overall increase of 190.2% since 1976 represents the highest percent increase of any municipality in Metro. It now has 602,759 sq.m. of office space within 119 buildings.

Etobicoke and East York are the only municipalities where space in the 2,001-10,000 sq.m. range predominates. Almost half of Etobicoke's floor space is in this category. However, 90% of all new space, will be in the 10,001-100,000 sq.m. class, with an average project size of 18,703 sq.m.!

Employment in office buildings is approximately 23,700 workers (4.7% of all of Metro's office sector jobs in 1987). Proposals will generate an estimated 34,400 office jobs. As a result, Etobicoke is Metro's only municipality where employment generated as a result of planned projects, exceeds employment in existing office buildings.

Planned offices will contribute 860,337 sq.m. of space (15.8% of all proposals in Metro). Of this amount, eight projects totalling 63,664 sq.m. are under construction.

FIGURE 11



SECTION 6

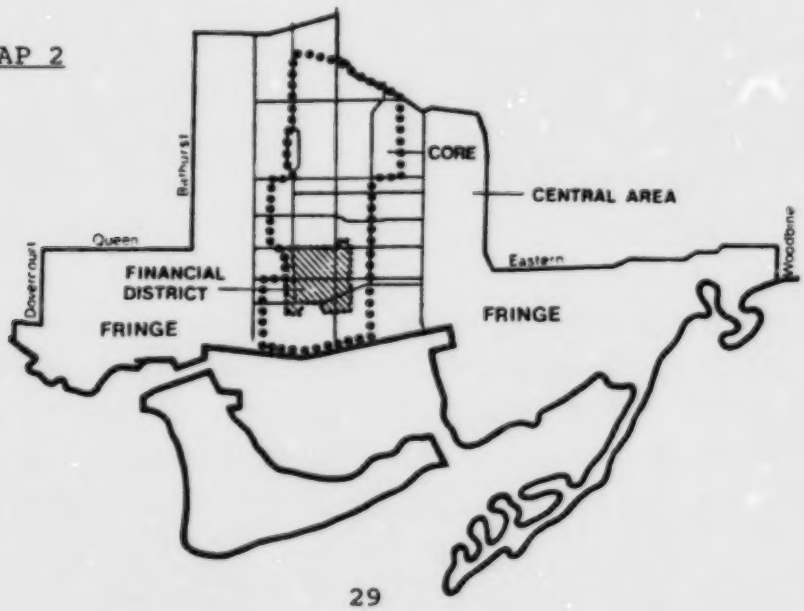
CENTRAL AREA AND EMPLOYMENT CONCENTRATIONS

Offices tend to locate in identifiable "concentrations" of development (the most obvious being the downtown). The impact of such concentrations throughout the Metropolitan Region on employment, housing, and transportation merits separate analysis.

THE CENTRAL AREA

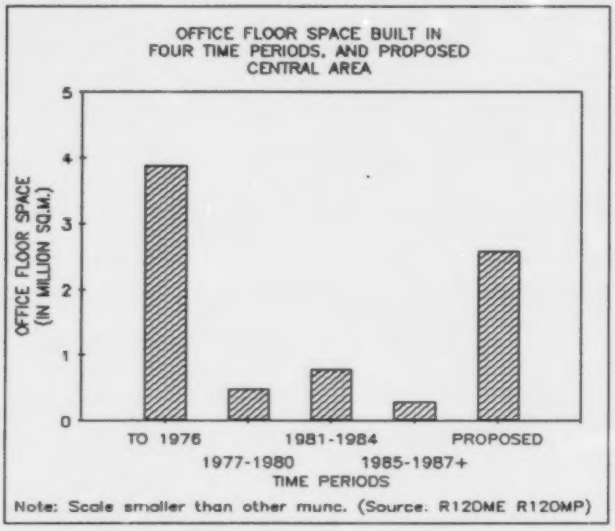
Section 4.B.1 of Metropolitan Toronto's Official Plan states that the Central Area "will remain the pre-eminent centre for the Metropolitan Region, serving as the dominant focus of urban activity...[and continue as] the primary location of government, corporate head offices...other institutions." This statement has remained accurate since the Plan's adoption in 1980.

MAP 2



The Central Area's total office floor space in the beginning of 1988, amounted to 5,656,963 sq.m. with an average building size of 11,501 sq.m. Approximately 30% of this space has been built since 1976, with the 1981-1984 period experiencing an average annual growth rate of 211,800 sq.m. Of the twenty-five largest office buildings in the Metropolitan Region, nineteen are in the Central Area - six of these being built since 1981. Many planned projects in the Central Area are in fact over 100,000 sq.m. For example, the CBC Headquarters, BCE Place, and Scotia Plaza will add a combined 663,800 sq.m. of prime office space in the immediate future, generating approximately 26,600 jobs. Recent trends however, have shown only 247,500 sq.m. of office space added over the last two years.

FIGURE 12



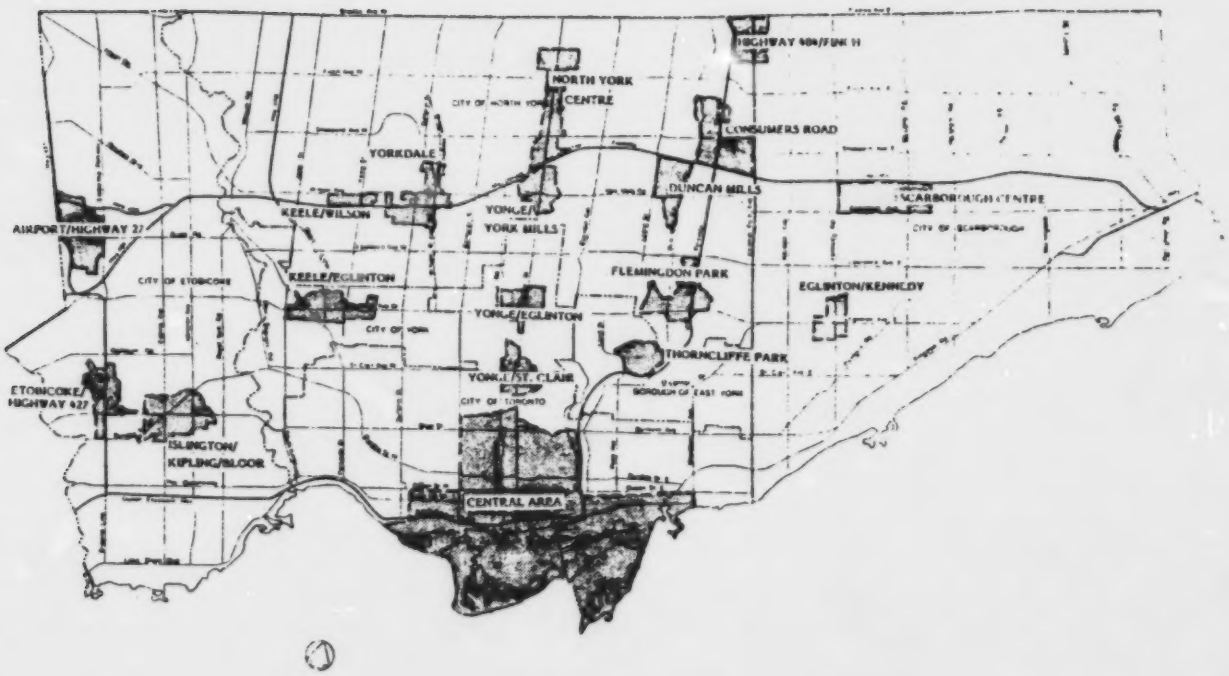
A total of 5,429,673 sq.m. of office developments have been proposed in Metro. Out of this total, more than 2.6

million sq.m. was proposed in the Central Area alone. This is equivalent to 47% of existing offices in the downtown. Of all the projects in Metro Toronto that are greater than 100,000 sq.m. in size, all will be situated in the downtown. As of February 1988, 600,000 sq.m. were under construction in the Central Area - the majority in the Financial District.

Office buildings in the Central Area accommodated 220,100 office jobs. These jobs represented 53.9% of total employment in the Central Area in 1987. Total capacity (including all planned developments) is 329,600 office employees.

MAP 3

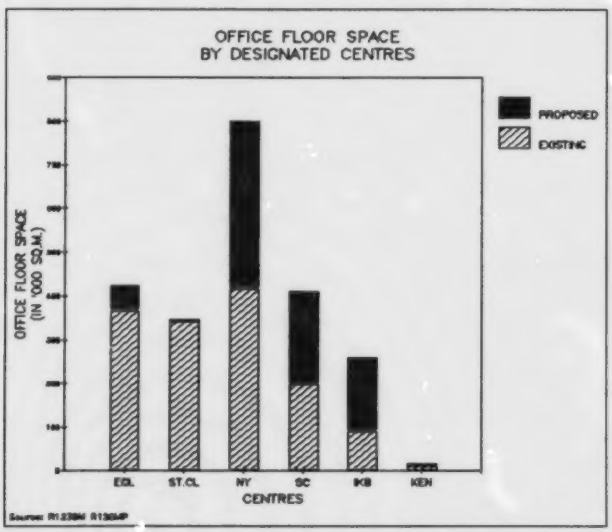
DESIGNATED CENTRES AND KEY EMPLOYMENT AREAS



CENTRES

In the Metropolitan Toronto Official Plan six areas are designated as "Centres", which are essentially focal points for development, entertainment, and various cultural activities. Office floor space in Centres (excluding the Central Area) represented 13.8% of all office space in Metro. The Centres of Scarborough, North York, and Islington/Kipling/Bloor, experienced most of their office growth after 1977 (see Figure 13). North York Centre in particular, had the highest 1977-1987 annual average growth (24,821 sq.m.) - almost double any other Centre. These three Centres showed high amounts of proposed space both in actual terms and in proportion to existing office floor space. North York Centre for example, had a 91.3% ratio of proposed to existing office buildings.

FIGURE 13



The Centres by order of size were: North York Centre with 418,705 sq.m., Yonge/Eglinton with 368,447 sq.m., Yonge/St.Clair with 342,972 sq.m., Scarborough Centre with 201,233 sq.m., Islington/Kipling/Bloor with 92,696 sq.m., and Kennedy/Eglinton Centre with 13,686 sq.m. For many years, Yonge/Eglinton and Yonge/St.Clair contained more office space than any other Centre. North York Centre however, has surpassed these Centres by completing well over half its total supply within the last seven years! With all known proposals, Scarborough Centre may also surpass Yonge/St.Clair to become the third largest Centre in terms of office space - slightly behind Yonge/Eglinton.

Total proposed space in Centres amounted to 826,164 sq.m., equivalent to 57.5% of existing office space in all Centres. Of this figure, 88,294 sq.m. were under construction. By 1988, virtually half of all Centre proposals were in North York (382,200 sq.m.).

Office buildings in Centres house about 57,100 office jobs (14% of Metro's total). Total capacity of these structures is approximately 90,100 office jobs. The ratio of 1987 office jobs to total employment in each Centre clearly demonstrates the dominance of the office sector. The highest concentration of office jobs to total employment[3], was in North York Centre (91.4%); followed by Yonge/St.Clair (76.6%); Yonge/Eglinton (71.4%); Scarborough Centre (49.3%); Islington/Kipling/Bloor (39.3%); and Kennedy/Eglinton (38.2%). Although the Central Area maintains its dominance as the business and commercial focus, designated Centres provided 1,437,739 sq.m. of total office space by 1988 (13.8% of

[3] Using employment data from Metro Facts 11.

Metro's total). This is compared to a percent share of only 9.7% in 1976.

OFFICE PARKS

Six areas in Metro have been designated primarily for office functions and related compatible uses. According to the Official Plan, these "Office Parks", are nodes not located along rapid transit lines, with growth to be controlled within the capacity of the transit system. As of 1988, Office Parks represented 10.1% of all office floor space in Metro. Office Parks by order of size were: Consumers Road (312,984 sq.m.); Flemington Park (294,008 sq.m.); Duncan Mills (212,158 sq.m.); Hwy404/Finch (117,362 sq.m.); Thorncliffe (70,054 sq.m.); and Airport/Hwy 27 (44,939 sq.m.). Like Centres, most office developments occurred before 1977 - with the exception of Hwy404/Finch and Airport/Hwy 27. Annual average growth in Office Parks between 1977-1987 was 30,519 sq.m.

Proposals showed 447,018 sq.m. of space or 8.2% of Metro's proposed office supply. Again most new developments will be in Consumers Road, Flemington Park, and Duncan Mills. Airport/Hwy 27 is the only Office Park which showed a high amount of planned space in proportion to existing office supply.

Total employment capacity in both existing and on-stream proposals is approximately 59,900 office jobs. In 1987, there were 38,452 office workers in these buildings. The ratio of office jobs to total employment in Office Parks is similar to Centres. The highest proportion is in Consumers Road (84.3%), while the lowest concentration is in Airport/Hwy 27 (20.1%).

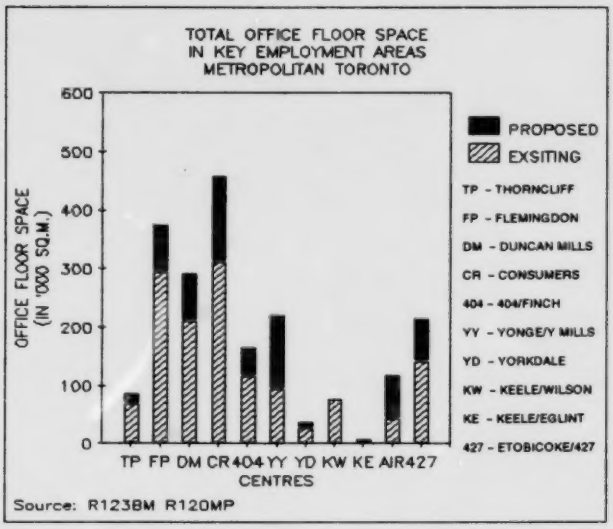
OTHER EMPLOYMENT CONCENTRATIONS

Figure 14 illustrates the existing and proposed space on other "Key Employment Areas". Total office floor space represented 3.4% of total office space in Metro housed within thirty office establishments. These areas by order of size were: Etobicoke/Hwy 427 (139,307 sq.m.); York Mills (94,987 sq.m.); Keele/Wilson (77,201 sq.m.); Yorkdale (28,610 sq.m.); and Keele/Eglinton (7,890 sq.m.).

These employment Areas - with the exception of Keele/Wilson and Keele/Eglinton Focus - constructed all their office space after 1976 (unlike the majority of Centres and Office Parks). Two concentrations in particular - Etobicoke/-Hwy 427 and York Mills -have 1976-1987 annual average growth rates similar to Consumers Road (the largest Office Park in terms of office space). The total 1976-1987 annual average growth rate for all "Key Employment Areas" is 18,532 sq.m.

These areas have shown significant growth over the past eleven years. Even more potential exists in concentrations such as Yorkdale and York Mills where direct access to the rapid transit system has resulted in numerous planned developments including major commuter-parking areas and linkages with the regional bus system. By 1988, total proposed office space in Key Employment Areas amounted to 209,181 sq.m. (3.4% of all proposals in Metro).

FIGURE 14



Developments within 500 m. of subway station entrances (excluding stations in areas previously analyzed), represent the final concentration of office growth worthy of mention. Although average building size in these "nodes" is only 4,843 sq.m., these developments have contributed a total of 353,557 sq.m. of office space equivalent to 3.5% of Metro's office inventory. Planned floor space was 259,949 sq.m. (or 4.8% of all proposals in Metro). These amounts are slightly higher than the equivalent space in all Key Employment Areas, partially to the benefits of direct accessibility to the rapid transit system. The two largest nodes are York Mills (97,362 sq.m.) and Davisville (69,176 sq.m.) - both along the Yonge/Spadina Subway line.

SECTION 7

INTER-REGIONAL RELATIONSHIPS

The Metropolitan Region is best examined within the context of four areas: the Central Area; the Rest of Metro Toronto; Metro Toronto; and the Four Surrounding Regions. Of the present office floor space in the Metro Region, 89.3% is within Metropolitan Toronto and the other 10.7% is spread among the Four Surrounding Regions. The Central Area has generally maintained its dominance with 48.3% of all office space, while containing the largest office buildings in the entire region (ie. all existing and proposed buildings over 100,000 sq.m. are and will be situated in the Central Area).

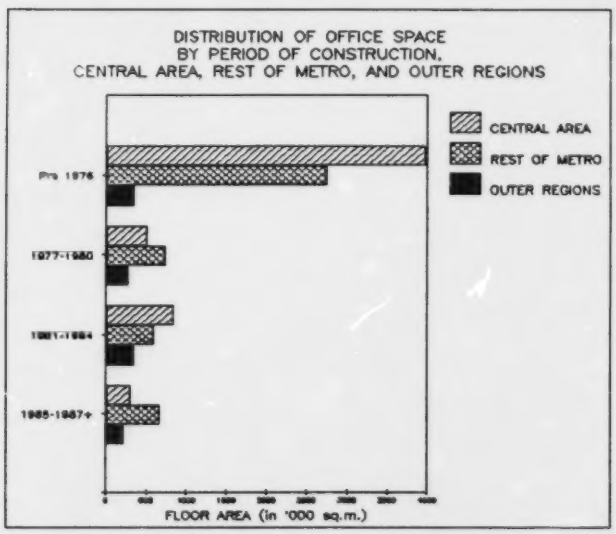
Even though Metro Toronto has maintained the most office space, growth has slowly shifted from in the traditional downtown, to concentrations elsewhere - particularly the Four Surrounding Regions. The Central Area's share of the Metro Regions' total office supply, has declined from 56% in 1976 to 48.3% by the beginning of 1988 - and this trend is expected to continue. Metropolitan Toronto's share has also declined from 94.9% to 89.3% over the same time period. What were once quiet "bedroom communities", have now become satellite centres of office development attracting other high-density uses. For years, many firms were relocating to the regions because of available land, tax incentives, abundant parking, and closeness to regional markets and labour pools. These larger firms have included IBM, Prudential Life Insurance, and the Canadian Imperial Bank of Commerce. Newer data-processing and clerical-administrative functions are now migrating to the regions

creating a phenomenon known as "back offices" (office functions which do not require a "central area" location).

Consequently, the Rest of Metro and the Surrounding Regions have increased their share from 38.9% in 1976 to 41% by 1988, and 5.1% in 1976 to 10.7% by 1988 respectively. The Four Surrounding Regions have seen a dramatic 244.8% increase between 1976 and the beginning of 1988, followed by the Rest of Metro with 73.9%. This is compared to only 42.2% for the Central Area, and 55.2% for Metropolitan Toronto. The overall Metro Region has increased by 64.7% over that same time period.

Figure 15 illustrates these trends graphically. The predominance of the Central Area prior to 1976 is quite evident (and to a lesser extent between 1981 and 1984). In the remaining time periods, the trends are quite different with the Rest of Metro outpacing the Central Area in 1977-1980. Between 1985-1987+, there was almost as much office space built in the Outer Regions as in the Central Area.

FIGURE 15



SECTION 8

OTHER OFFICE CHARACTERISTICS

The first part of this section examines office/non-office employment in office/non-office buildings. The remainder of this section examines characteristics of head office locations, office vacancy/rental rates, and a brief comparison of Toronto's office characteristics with other world cities.

OFFICE AND NON-OFFICE EMPLOYMENT IN OFFICE AND NON-OFFICE BUILDINGS

The 1987 office employment in Metro Toronto totalled 567,600[4] with 71.7% or 407,100 in office buildings, and the remaining 28.3% in non-office buildings (e.g. office functions in industrial uses or over strip retail establishments). Out of a total of 317,400 office employment in the City of Toronto, 264,300 or 83.3% of the employment work in office buildings. Equivalent percentages for other areas are as follows:

- 90,500 office workers in the Financial District (98.4%) work in office buildings;

- 27,200 office workers in Scarborough (52%) work in office buildings;

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[4] O.D.B. estimate

- 5,000 office workers in East York (54.2%) work in office buildings;

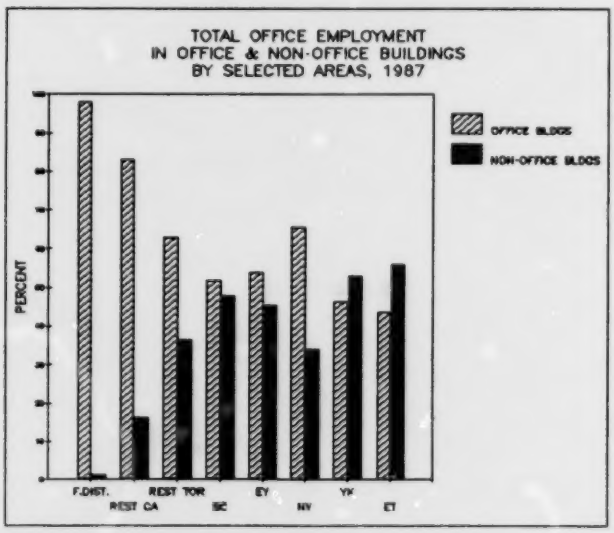
- 82,700 office workers in North York (65.8%) work in office buildings;

- 4,200 office workers in York (46.7%) work in office buildings; and

- 23,700 office workers in Etobicoke (43.9%) work in office buildings.

The figure for "office employment in non-office buildings" are lower in all municipalities except York and Etobicoke with 53.3% and 56.1% office workers in non-office buildings. A further 80,000 jobs were "non-office employment in office buildings."

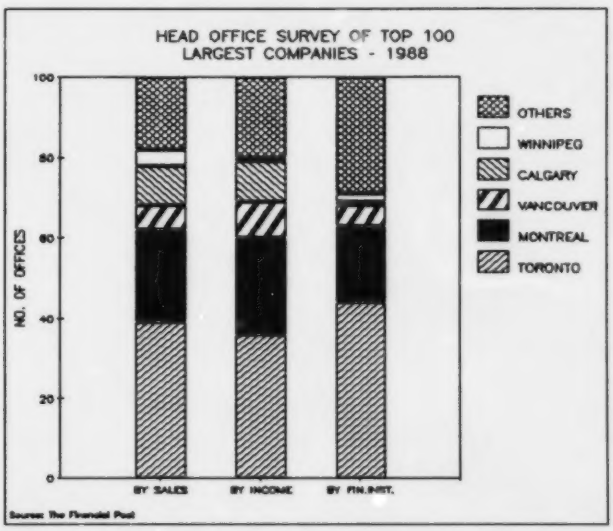
FIGURE 16



HEAD OFFICE BY MAJOR URBAN CENTRES

An analysis of office space characteristics would not be complete without a study of the performance and location of Canada's largest corporations. All data for the following two sections is derived from the 1982 to 1989 "Financial Post 500" reports.

FIGURE 17



(i) SALES AND NET INCOME OF CANADA'S LARGEST COMPANIES

In 1988 the top 100 corporate giants had total sales of close to $348 billion[5], with 82 of these companies choosing Toronto, Montreal, Vancouver, Calgary or Winnipeg as their head office location (see first bar in Figure 17).

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[5] Up from $243 billion in 1982 (a growth of $105 billion in 6 years, or $18 billion per annum).

From 1982 to 1988, Toronto has increased from having 38 of the top "100" to 39. The number of head offices in the other urban centres in 1988 were as follows: Montreal 23; Calgary 10; Vancouver 6; and Winnipeg with 4.

Of the top 50 largest foreign-owned companies in Canada, half were located in the Toronto Region alone. These foreign-owned companies in Toronto had a 1988 total sales of $78.9 billion. Fifteen of these companies are U.S. owned; 4 are British owned; 5 are Japanese owned; 4 are British owned; and 1 is West German owned.

The second bar in Figure 17 shows the breakdown of the 100 largest companies ranked by net income, with the result almost identical to that of sales. The notable differences are in the marked decrease of companies in Toronto and Winnipeg, with respective increases in Montreal and Vancouver. Most of these companies (36) were located in Toronto. Of the top 10 by net income, 3 companies were in the Energy field, 3 were in Conglomerates, 3 were in Mining, and 1 in Communications.

The ranking of the top financial institutions by assets (see third bar in Figure 17) showed that by 1988, almost half of the top 100 companies had their head offices in Toronto (an increase from 43 in 1982 to 44 in 1988). Nineteen firms had Montreal as their home base of operations, while 5 were located in Vancouver.

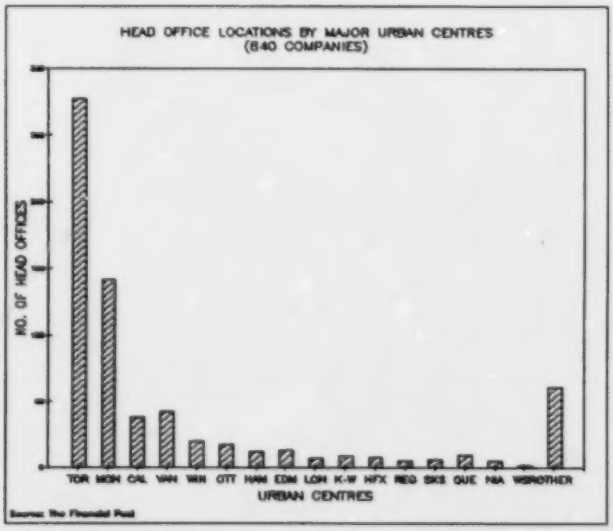
Montreal's 19 financial institutions had total assets worth $261 billion representing 34% of the total assets of the top 100 financial institutions. This amount increased by 27% over the 1982 total of $207 billion.

Toronto's 44 financial institutions rivalled with 32% of the 1988 total, or $244 billion worth of assets. It should be noted that these institutions have increased their assets by 58% over the 1982 equivalent of $154 billion. This trend clearly shows the increasing importance of Toronto as Canada's primary international banking centre.

(ii) HEAD OFFICES BY OVERALL INDUSTRIAL/FINANCIAL RANKINGS

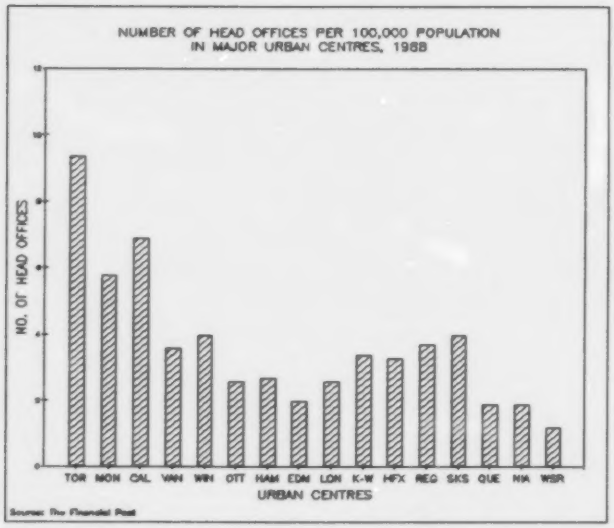
An analysis of the overall ranking of industry and finance includes the following: the top 500 companies; the next 100 "companies of tomorrow"; 100 financial institutions; 100 private businesses; 25 life insurers; and 15 property/casualty insurers, for a total of 840 companies. Toronto dominated as the top head office location with 334 firms in 1988 (see Figure 18). Montreal followed with 171 firms (attracting 27 companies since 1986). Other cities with a significant number of head offices were: Vancouver, 52; Calgary, 47; and Winnipeg with 25. Approximately 9.2% of the total 840 companies had head offices located in "other" urban centres across Canada.

FIGURE 18


HEAD OFFICE LOCATIONS BY MAJOR URBAN CENTRES
(840 COMPANIES)
NO. OF HEAD OFFICES
TOR MON CAL VAN WIN OTT HAM EDM LON K-W HFX REG SKS QUE NA WSROTHER
URBAN CENTRES

When considering the relationship between head offices and their surrounding urban population, Toronto again dominated with 9.4 head offices per 100,000 population. Calgary, which had only 5.6% of all head offices in 1988, ranked second with 6.9 head offices per 100,000 population. Montreal was next with 5.8, followed by Saskatoon (4.0), Winnipeg (4.0), Regina (3.7), and Vancouver (3.6).

FIGURE 19


NUMBER OF HEAD OFFICES PER 100,000 POPULATION
IN MAJOR URBAN CENTRES, 1988
NO. OF HEAD OFFICES
TOR MON CAL VAN WIN OTT HAM EDM LON K-W HFX REG SKS QUE NIA WSR
URBAN CENTRES

OFFICE FLOOR SPACE VACANCY AND RENTAL RATES[6]

Toronto has consistently remained one of the Canada's strongest office markets. Office floor space vacancy rates for the Toronto Region over the past 25 years, have fluctuated from a low of 1.7% in 1969, to a high of 11.1% in 1984

[6] The following statistics were derived from Royal LePage and Toronto Real Estate Board sources.

(see Figure 20). Similar fluctuations for the Downtown have shown a low of 1.5% in 1969 to 11.8% in 1984. By 1987, vacancy rates in both the Census Metropolitan Area (CMA) and the Downtown dropped to 5.9% and 3.7% respectively. Recently however, rates have edged to 6.3% (CMA) and 4.7% (Downtown). This slight increase can be attributed to the recent completion of larger office projects - particularly in the downtown (ie. Scotia Plaza). Although many factors can influence vacancy rate trends, the healthy Toronto market is predicted to offer continued strong demand for prime office space thus resulting in relatively low vacancy rates overall compared to other leading cities.

FIGURE 20

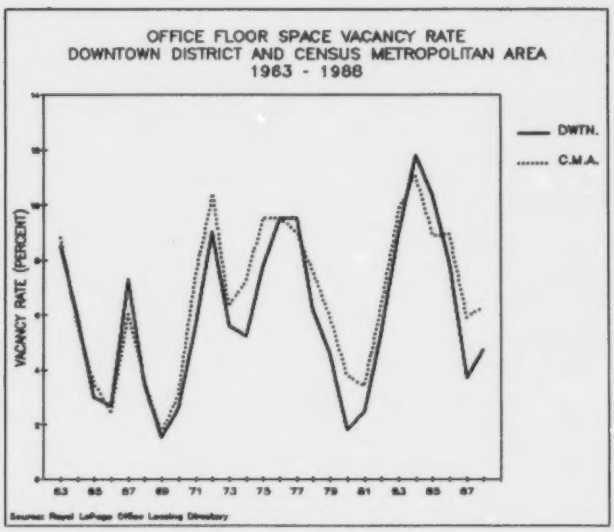


Figure 21 shows rental rates for selected office concentrations in the Toronto Region. As long as demand exceeds supply, existing rates will increase. Although additions of floor space to existing inventories may level

out rental rates, the Central Business District continued to remain the most expensive primarily due to limited space and locational benefits ($24-$38 per net square foot). Rental rates generally decrease the further the distance from the Central Business District. Heavy office concentrations in some suburban areas such as Etobicoke/Hwy427 and the Mississauga City Centre showed average rates of $13-$16/sq.ft. and $12-$17/sq.ft. respectively.

FIGURE 21

OFFICE RENTAL RATES
1988

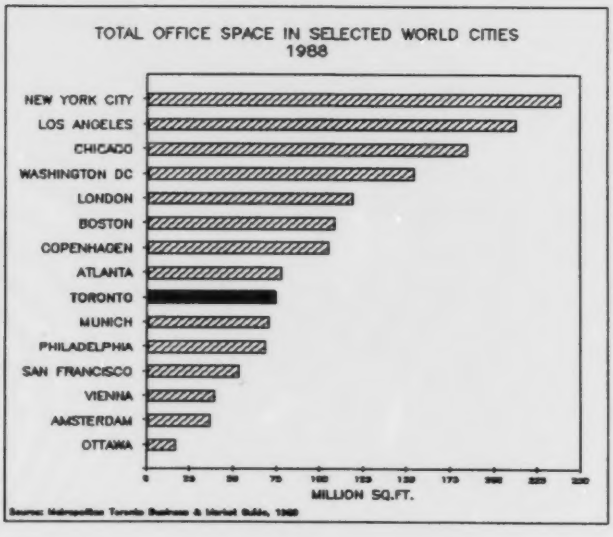
In A and B Class Buildings Over 60,000 sq.ft.	Rental Rate (Net) Per sq.ft.
CENTRAL BUSINESS DISTRICT	$24.00 - 38.00
YONGE CORRIDOR (QUEEN TO COLLEGE)	$20.00 - 25.00
YONGE/BLOOR	$17.00 - 22.00
YONGE CORRIDOR (ST.CLAIR TO LAWRENCE)	$16.00 - 22.00
YONGE CORRIDOR (YORK MILLS TO FINCH)	$16.50 - 21.00
DON MILLS/EGLINTON	$10.00 - 15.00
D.V.P./HIGHWAY 401	$ 9.50 - 15.00
SCARBOROUGH TOWN CENTRE	$10.00 - 18.50
STEELES/HIGHWAY 404	$11.00 - 15.00
YORKDALE	$ 8.00 - 12.00
ETOBICOKE/HIGHWAY 427	$13.00 - 16.00
AIRPORT	$10.00 - 14.00
MISSISSAUGA CITY CENTRE/SQUARE ONE	$12.00 - 17.00
MEADOWVALE	$ 8.50 - 12.00

Source: Toronto Real Estate Board "Insight 1988"

TORONTO AND WORLD CITIES IN NORTH AMERICA AND EUROPE[7]

Toronto ranks with other leading cities as one of the largest office markets in the world. Figure 22 shows 1988 floor space comparisons by Central Business District (CBD) for selected world cities.[8] New York City was the largest in terms of office space with 239.5 million sq.ft. (22.2 million sq.m.), while the smallest was Ottawa with 17.4 million sq.ft. (1.6 million sq.m.). Toronto ranks 9th after Atlanta and Copenhagen, with 75 million sq.ft. (7 million sq.m.) of office space.

FIGURE 22

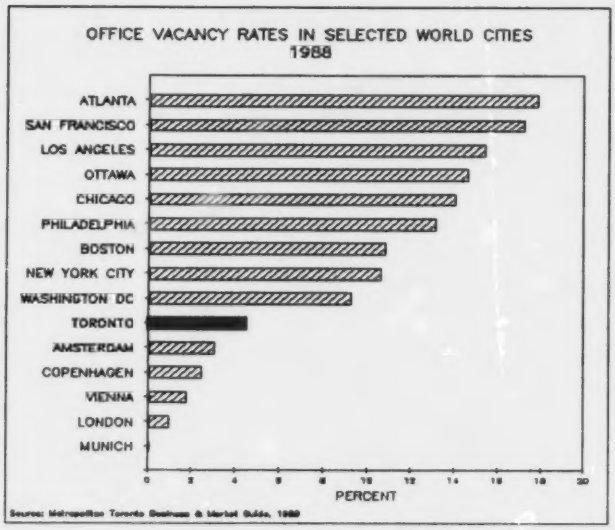


[7] The following statistics were derived from the Metropolitan Toronto Economic Development Department, and The Office Market.

[8] Data is based on a survey of 56,000 multi-tenant office buildings in 47 North American and European cities.

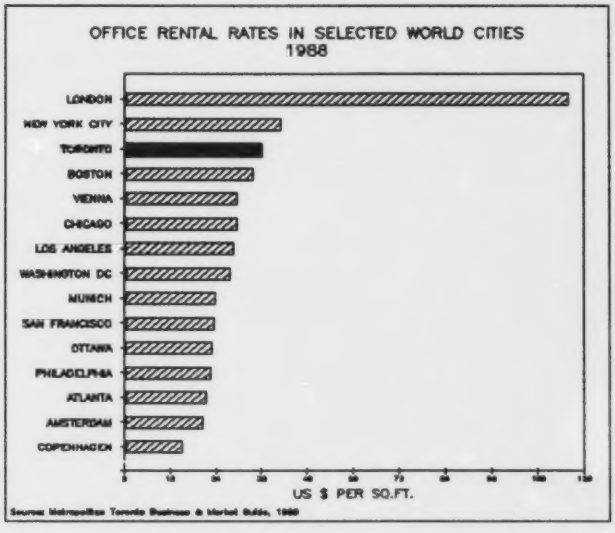
Equivalent rankings for vacancy rates showed Atlanta with the highest vacancy rate (17.9%), and Munich the lowest at 0.1%. Strong demand for office space has resulted in a relatively healthy 4.5% vacancy rate in Toronto's CBD - right behind such larger markets as Washington DC and New York City.

FIGURE 23



Rental rates (see Figure 24) are influenced by many factors - the most obvious being supply and demand. The high demand for limited space in Toronto's CBD ranks it the third highest rental rate ($36.28 US/sq.ft.) among all surveyed cities. London had the highest rate ($116.42), while Copenhagen had the lowest ($15.53).

FIGURE 24



SECTION 9

CONCLUSION

The Central Area continues to dominate as the primary concentration of office development in the Metropolitan Region. As a result, the current level of services and amenities are becoming less than adequate to meet the needs of continued growth in this area. Metropolitan Toronto has advocated a more even distribution of development across the Metro Region, through the creation of a "Multi-Centred Urban Structure." The establishment of "centres" outside the Central Area has allowed for less reliance on services and amenities traditionally found only in the downtown, and a more effective distribution of transportation movement across the Regions.

Although the Central Area remains, and will continue to remain, the pre-eminent economic and commercial focus of the Metropolitan Region, recent trends have shown a shift in growth to "centres" outside the downtown, and the Four Surrounding Regions. The Central Area's share of office supply has declined from 56% in 1976 to 48% by 1988. Accordingly, the annual average growth rate in Centres has gone from 61,770 sq.m. in 1977-1980, to 86,109 sq.m. in 1985-1987. Percent growth also shows similar trends. Between 1976 and 1988, the Central Area increased its office supply by 42%, while the Surrounding Regions increased by over 244% !

The Surrounding Regions are increasingly seen as a viable alternative to the Central Area in terms of office location. Lower rents, closeness to available labour pools, and various public policy initiatives are just a few reason why many tenants are relocating to the Surrounding Regions. What was once called "Suburbanization" of the outer three Metropolitan Municipalities, has now become a "Regionalization" of growth encompassing all of the Regions surrounding Metropolitan Toronto.

SECTION 10

APPENDIX

TABLE 1

TOTAL OFFICE FLOOR SPACE BY FOUR TIME PERIODS,
BY REGION IN METROPOLITAN REGION
(SQ.M.)

	TO 1976	1977-1980	1981-1984	1985-1987+	TOTAL TO 1987+ *
METROPOLITAN TORONTO					
# of Buildings	984	126	115	89	1,314
Office Floor Space	6,735,491	1,267,382	1,458,325	992,105	10,453,303
% Floor Space A	64.4%	12.1%	14.0%	9.5%	100.0%
% Floor Space D	94.9%	81.2%	80.0%	81.3%	89.3%
DURHAM					
# of Buildings	30	8	3	14	55
Office Floor Space	80,969	56,949	5,932	24,872	168,722
% Floor Space A	48.0%	33.8%	3.5%	14.7%	100.0%
% Floor Space D	1.1%	3.6%	0.3%	2.0%	1.4%
YORK					
# of Buildings	9	12	18	25	64
Office Floor Space	24,104	30,996	162,817	115,466	333,383
% Floor Space A	7.2%	9.3%	48.8%	34.6%	100.0%
% Floor Space D	0.3%	2.0%	8.9%	9.5%	2.8%
PEEL					
# of Buildings	43	22	22	6	93
Office Floor Space	181,246	173,276	169,826	43,108	567,456
% Floor Space A	31.9%	30.5%	29.9%	7.6%	100.0%
% Floor Space D	2.6%	11.1%	9.3%	3.5%	4.8%
HALTON					
# of Buildings	25	11	6	11	53
Office Floor Space	75,463	32,553	25,211	44,686	177,913
% Floor Space A	42.4%	18.3%	14.2%	25.1%	100.0%
% Floor Space D	1.1%	2.1%	1.4%	3.7%	1.5%
METROPOLITAN REGION					
# of Buildings	1,091	179	164	145	1,579
Office Floor Space	7,097,273	1,561,156	1,822,111	1,220,237	11,700,777
% Floor Space A	60.7%	13.3%	15.6%	10.4%	100.0%
% Floor Space D	100.0%	100.0%	100.0%	100.0%	100.0%

* Note: 1987+ year represents data up to and including February 1988.

Source: R123BM, R123BR

Metropolitan Toronto Planning Department
Research Division, May 1989

TABLE 2

PROPOSED OFFICE SPACE BY PROJECT STATUS,
BY REGION IN METROPOLITAN REGION
(SQ.M.)

	Applications Received for Council Approval	Applications Approved by Council	Permit Issued	Under Construction	Total
METROPOLITAN TORONTO					
Floor Space	1,158,724	3,010,415	212,130	1,048,404	5,429,673
% A	21.3%	55.4%	3.9%	19.3%	100.0%
% D	93.2%	84.8%	81.8%	70.7%	83.1%
DURHAM					
Floor Space	8,000	15,237	7,928	4,441	35,606
% A	22.5%	42.8%	22.3%	12.5%	100.0%
% D	0.6%	0.4%	3.1%	0.3%	0.5%
YORK					
Floor Space	42,087	99,703	27,591	190,283	359,664
% A	11.7%	27.7%	7.7%	52.9%	100.0%
% D	3.4%	2.8%	10.6%	12.8%	5.5%
PEEL					
Floor Space	33,819	364,801	11,628	221,217	631,465
% A	5.4%	57.8%	1.8%	35.0%	100.0%
% D	2.7%	10.3%	4.5%	14.9%	9.7%
HALTON					
Floor Space	0	61,035	0	19,548	80,583
% A	0.0%	75.7%	0.0%	24.3%	100.0%
% D	0.0%	1.7%	0.0%	1.3%	1.2%
METROPOLITAN REGION					
Floor Space	1,242,630	3,551,191	259,277	1,483,893	6,536,991
% A	19.0%	54.3%	4.0%	22.7%	100.0%
% D	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Current as of February 1988.

Source: R120MP R120RP

Metropolitan Toronto Planning Department
Research Division, May 1989

TABLE 3

TOTAL OFFICE FLOOR SPACE BY FOUR TIME PERIODS,
BY MUNICIPALITY IN EACH REGION
(SQ.M.)

	TO 1976	1977-1980	1981-1984	1985-1987+	TOTAL TO 1987+ *
PICKERING					
# of Buildings	4	2	0	7	13
Floor Space % Floor	7,725	6,465	0	12,428	26,618
Space A % Floor Space D	29.0%	24.3%	0.0%	46.7%	100.0%
	9.5%	11.4%	0.0%	50.0%	15.8%
AJAX					
# of Buildings	3	0	0	0	3
Office Floor Space	6,125	0	0	0	6,125
% Floor Space A	100.0%	0.0%	0.0%	0.0%	100.0%
% Floor Space D	7.6%	0.0%	0.0%	0.0%	3.6%
WHITBY					
# of Buildings	1	1	2	4	8
Office Floor Space	3,804	4,854	3,912	7,911	20,481
% Floor Space A	18.6%	23.7%	19.1%	38.6%	100.0%
% Floor Space D	4.7%	8.5%	65.9%	31.8%	12.1%
OSHAWA					
# of Buildings	21	5	1	1	28
Office Floor Space	62,010	45,630	2,020	1,085	110,745
% Floor Space A	56.0%	41.2%	1.8%	1.0%	100.0%
% Floor Space D	76.6%	80.1%	34.1%	4.4%	65.6%
NEWCASTLE					
# of Buildings	1	0	0	2	3
Office Floor Space	1,305	0	0	3,448	4,753
% Floor Space A	27.5%	0.0%	0.0%	72.5%	100.0%
% Floor Space D	1.6%	0.0%	0.0%	13.9%	2.8%
DURHAM REGION TOTAL					
# of Buildings	30	8	3	14	55
Office Floor Space	80,969	56,949	5,932	24,872	168,722
% Floor Space A	48.0%	33.8%	3.5%	14.7%	100.0%
% Floor Space D	100.0%	100.0%	100.0%	100.0%	100.0%
VAUGHAN					
# of Buildings	1	3	1	0	5
Office Floor Space	1,023	2,260	4,486	0	7,769
% Floor Space A	13.2%	29.1%	57.7%	0.0%	100.0%
% Floor Space D	4.2%	7.3%	2.8%	0.0%	2.3%
MARKHAM					
# of Buildings	0	2	16	12	30
Office Floor Space	0	8,763	156,164	65,104	230,031
% Floor Space A	0.0%	3.8%	67.9%	28.3%	100.0%
% Floor Space D	0.0%	28.3%	95.9%	56.4%	69.0%
RICHMOND HILL					
# of Buildings	1	1	1	9	12
Office Floor Space	12,542	1,047	2,167	20,821	36,577
% Floor Space A	34.3%	2.9%	5.9%	56.9%	100.0%
% Floor Space D	52.0%	3.4%	1.3%	18.0%	11.0%

(Cont'd)

TOTAL OFFICE FLOOR SPACE BY FOUR TIME PERIODS,
BY MUNICIPALITY IN EACH REGION
(SQ.M.)

	TO 1976	1977-1980	1981-1984	1985-1987+	TOTAL TO 1987+ *
AURORA					
# of Buildings	1	2	0	0	3
Office Floor Space	929	4,274	0	0	5,203
% Floor Space A	17.9%	82.1%	0.0%	0.0%	100.0%
% Floor Space D	3.9%	13.8%	0.0%	0.0%	1.6%
NEWMARKET					
# of Buildings	6	4	0	4	14
Office Floor Space	9,610	14,652	0	29,541	53,803
% Floor Space A	17.9%	27.2%	0.0%	54.9%	100.0%
% Floor Space D	39.9%	47.3%	0.0%	25.6%	16.1%
YORK REGION TOTAL					
# of Buildings	9	12	18	25	64
Office Floor Space	24,104	30,996	162,817	115,466	333,383
% Floor Space A	7.2%	9.3%	48.8%	34.6%	100.0%
% Floor Space D	100.0%	100.0%	100.0%	100.0%	100.0%
MISSISSAUGA					
# of Buildings	21	18	21	4	64
Office Floor Space	117,493	146,356	159,165	32,601	455,615
% Floor Space A	25.8%	32.1%	34.9%	7.2%	100.0%
% Floor Space D	64.8%	84.5%	93.7%	75.6%	80.3%
BRAMPTON					
# of Buildings	22	4	1	2	29
Office Floor Space	63,753	26,920	10,661	10,507	111,841
% Floor Space A	57.0%	24.1%	9.5%	9.4%	100.0%
% Floor Space D	35.2%	15.5%	6.3%	24.4%	19.7%
PEEL REGION TOTAL					
# of Buildings	43	22	22	6	93
Office Floor Space	181,246	173,276	169,826	43,108	567,456
% Floor Space A	31.9%	30.5%	29.9%	7.6%	100.0%
% Floor Space D	100.0%	100.0%	100.0%	100.0%	100.0%
OAKVILLE					
# of Buildings	1	1	2	8	12
Office Floor Space	2,090	1,672	14,715	36,339	54,816
% Floor Space A	3.8%	3.1%	26.8%	66.3%	100.0%
% Floor Space D	2.8%	5.1%	58.4%	81.3%	30.8%
BURLINGTON					
# of Buildings	24	10	4	3	41
Office Floor Space	73,373	30,881	10,496	8,347	123,097
% Floor Space A	59.6%	25.1%	8.5%	6.8%	100.0%
% Floor Space D	97.2%	94.9%	41.6%	18.7%	69.2%
HALTON REGION TOTAL					
# of Buildings	25	11	6	11	53
Office Floor Space	75,463	32,553	25,211	44,686	177,913
% Floor Space A	42.4%	18.3%	14.2%	25.1%	100.0%
% Floor Space D	100.0%	100.0%	100.0%	100.0%	100.0%

* Note: 1987 year represents data up to and including February 1988.

Source: R123BR

Metropolitan Toronto Planning Department
Research Division, May 1989

TABLE 4

TOTAL OFFICE FLOOR SPACE AND ESTIMATED EMPLOYMENT,
BY REGIONAL CENTRES
OUTSIDE METRO TORONTO
(SQ.M.)

	TO 1976	1977-1980	1981-1984	1985-1987+	TOTAL EXISTING	UNDER CONSTRUCTION	PROPOSED	TOTAL
OSHAWA CENTRE	21	5	1	1	28	0	1	29
Floor Space	62,010	45,630	2,020	1,085	110,745	0	5,508	116,253
Office Employment	2,480	1,825	81	43	4,430	0	220	4,650
% of Floor Space A	53.3%	39.3%	1.7%	0.9%	95.3%	0.0%	4.7%	100.0%
% of Floor Space D	17.1%	15.5%	0.6%	0.5%	8.9%	0.0%	0.8%	4.9%
HIGHWAY 7/404	0	0	3	7	10	6	3	19
Floor Space	0	0	12,485	24,696	37,181	120,196	18,072	175,449
Office Employment	0	0	499	988	1,487	4,808	723	7,018
% of Floor Space A	0.0%	0.0%	7.1%	14.1%	21.2%	68.5%	10.3%	100.0%
% of Floor Space D	0.0%	0.0%	3.4%	10.8%	3.0%	27.6%	2.7%	7.5%
STEELES/HWY404	0	2	4	4	10	1	3	14
Floor Space	0	8,763	69,487	33,719	111,969	5,037	80,768	197,774
Office Employment	0	351	2,779	1,349	4,479	201	3,231	7,911
% of Floor Space A	0.0%	4.4%	35.1%	17.0%	56.6%	2.5%	40.8%	100.0%
% of Floor Space D	0.0%	3.0%	19.1%	14.8%	9.0%	1.2%	12.0%	8.4%
MEADOWVALE	5	9	6	0	20	1	4	25
Floor Space	23,258	41,466	48,972	0	113,696	4,506	46,922	165,124
Office Employment	930	1,659	1,959	0	4,548	180	1,877	6,605
% of Floor Space A	14.1%	25.1%	29.7%	0.0%	68.9%	2.7%	28.4%	100.0%
% of Floor Space D	6.4%	14.1%	13.5%	0.0%	9.1%	1.0%	7.0%	7.0%
SHERIDAN PARK	1	1	1	0	3	0	0	3
Floor Space	10,548	5,165	12,023	0	27,736	0	0	27,736
Office Employment	422	207	481	0	1,109	0	0	1,109
% of Floor Space A	38.0%	18.6%	43.3%	0.0%	100.0%	0.0%	0.0%	100.0%
% of Floor Space D	2.9%	1.8%	3.3%	0.0%	2.2%	0.0%	0.0%	1.2%
COOKSVILLE	4	2	0	0	6	1	5	12
Floor Space	16,070	12,633	0	0	28,703	2,462	25,719	56,884
Office Employment	643	505	0	0	1,148	98	1,029	2,275
% of Floor Space A	28.3%	22.2%	0.0%	0.0%	50.5%	4.3%	45.2%	100.0%
% of Floor Space D	4.4%	4.3%	0.0%	0.0%	2.3%	0.6%	3.8%	2.4%
SQUARE ONE	4	3	4	1	12	4	6	22
Floor Space	34,244	59,619	43,444	27,160	164,467	55,491	63,142	283,100
Office Employment	1,370	2,385	1,738	1,086	6,579	2,220	2,526	11,324
% of Floor Space A	12.1%	21.1%	15.3%	9.6%	58.1%	19.6%	22.3%	100.0%
% of Floor Space D	9.5%	20.3%	11.9%	11.9%	13.2%	12.7%	9.4%	12.0%
MISSISSAUGA AIRPORT	3	1	4	0	8	3	1	12
Floor Space	16,694	13,750	26,916	0	57,360	31,045	15,543	103,948
Office Employment	668	550	1,077	0	2,294	1,242	622	4,158
% of Floor Space A	16.1%	13.2%	25.9%	0.0%	55.2%	29.9%	15.0%	100.0%
% of Floor Space D	4.6%	4.7%	7.4%	0.0%	4.6%	7.1%	2.3%	4.4%

(Cont'd)

TOTAL OFFICE FLOOR SPACE AND ESTIMATED EMPLOYMENT,
BY REGIONAL CENTRES
OUTSIDE METRO TORONTO
(SQ.M.)

	TO 1976	1977-1980	1981-1984	1985-1987+	TOTAL EXISTING	UNDER CONSTRUCTION	PROPOSED	TOTAL
AIRPORT CORPORATE CTR.	0	0	0	0	0	1	2	3
Floor Space	0	0	0	0	0	13,695	38,526	52,221
Office Employment	0	0	0	0	0	548	1,541	2,089
% of Floor Space A	0.0%	0.0%	0.0%	0.0%	0.0%	26.2%	73.8%	100.0%
% of Floor Space D	0.0%	0.0%	0.0%	0.0%	0.0%	3.1%	5.7%	2.2%
BRAMALEA CITY CENTRE	6	1	1	1	9	0	0	9
Floor Space	30,719	2,759	10,661	4,295	48,434	0	0	48,434
Office Employment	1,229	110	426	172	1,937	0	0	1,937
% of Floor Space A	63.4%	5.7%	22.0%	8.9%	100.0%	0.0%	0.0%	100.0%
% of Floor Space D	8.5%	0.9%	2.9%	1.9%	3.9%	0.0%	0.0%	2.1%
OAKVILLE CORPORATE CTR.	0	0	1	2	3	0	1	4
Floor Space	0	0	8,361	11,055	19,416	0	8,361	27,777
Office Employment	0	0	334	442	777	0	334	1,111
% of Floor Space A	0.0%	0.0%	30.1%	39.8%	69.9%	0.0%	30.1%	100.0%
% of Floor Space D	0.0%	0.0%	2.3%	4.8%	1.6%	0.0%	1.2%	1.2%
BURLINGTON DOWNTOWN	7	0	0	0	7	0	0	7
Floor Space	15,716	0	0	0	15,716	0	0	15,716
Office Employment	629	0	0	0	629	0	0	629
% of Floor Space A	100.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
% of Floor Space D	4.3%	0.0%	0.0%	0.0%	1.3%	0.0%	0.0%	0.7%
REST OF OUTER REGIONS	56	29	24	40	149	34	46	229
Floor Space	152,523	103,989	129,417	126,122	512,051	216,752	407,794	1,136,597
Office Employment	6,101	4,160	5,177	5,045	20,482	8,670	16,312	45,464
% of Floor Space A	13.4%	9.1%	11.4%	11.1%	45.1%	19.1%	35.9%	100.0%
% of Floor Space D	42.2%	35.4%	35.6%	55.3%	41.0%	49.8%	60.7%	48.3%
TOTAL OUTER 4 REGIONS	107	53	49	56	265	50	70	385
Floor Space	361,782	293,774	363,788	228,132	1,247,474	435,489	671,829	2,354,792
Office Employment	14,471	11,751	14,551	9,125	49,899	17,420	26,873	94,192
% of Floor Space A	15.4%	12.5%	15.4%	9.7%	53.0%	18.5%	28.5%	100.0%
% of Floor Space D	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: 1987+ year represents data up to and including February 1988.
Note: Ratio of 25 square metres of office space
per employee is assumed for ESTIMATED EMPLOYMENT.

Source: R120RE, R120RP

Metropolitan Toronto Planning Department
Research Division, May 1989

TABLE 5

OFFICE FLOOR SPACE AND EMPLOYMENT CHARACTERISTICS,
BY FOUR TIME PERIODS,
BY MUNICIPALITY IN METROPOLITAN TORONTO
(SQ.M.)

	TO 1976	1977-1980	1981-1984	1985-1987+	TOTAL TO 1987+ *
CENTRAL AREA	404	19	34	21	478
Floor Space	3,859,896	516,114	847,062	274,546	5,497,618
Office Employment	158,056	20,832	34,574	6,633	220,095
Floor Space/Employee	24.4	24.8	24.5	41.4	25.0
% of Floor Space A	70.2%	9.4%	15.4%	5.0%	100.0%
% of Floor Space D	59.1%	40.9%	58.4%	29.0%	53.9%
REST OF TORONTO	157	15	19	17	208
Floor Space	822,403	147,699	86,389	93,620	1,150,111
Office Employment	32,136	5,630	3,535	2,862	44,163
Floor Space/Employee	25.6	26.2	24.4	32.7	26.0
% of Floor Space A	71.5%	12.8%	7.5%	8.1%	100.0%
% of Floor Space D	12.6%	11.7%	6.0%	9.9%	11.3%
YORK	13	1	1	0	15
Floor Space	71,906	3,748	2,694	0	78,348
Office Employment	3,897	175	134	0	4,206
Floor Space/Employee	18.5	21.4	20.1	0.0	18.6
% of Floor Space A	91.8%	4.8%	3.4%	0.0%	100.0%
% of Floor Space D	1.1%	0.3%	0.2%	0.0%	0.8%
EAST YORK	31	1	0	0	32
Floor Space	121,920	1,421	0	0	123,341
Office Employment	4,969	43	0	0	5,012
Floor Space/Employee	24.5	33.0	0.0	0.0	24.6
% of Floor Space A	98.8%	1.2%	0.0%	0.0%	100.0%
% of Floor Space D	1.9%	0.1%	0.0%	0.0%	1.2%
ETOBICOKE	83	29	13	14	119
Floor Space	207,689	147,818	110,271	136,981	602,759
Office Employment	9,645	6,410	4,222	3,388	23,665
Floor Space/Employee	21.5	23.1	26.1	40.4	25.5
% of Floor Space A	34.5%	24.5%	18.3%	22.7%	100.0%
% of Floor Space D	3.2%	11.7%	7.6%	14.5%	5.9%
NORTH YORK	200	37	25	16	278
Floor Space	1,160,959	293,700	255,800	342,412	2,052,871
Office Employment	47,845	13,122	10,024	11,746	82,737
Floor Space/Employee	24.3	22.4	25.5	29.2	24.8
% of Floor Space A	56.6%	14.3%	12.5%	16.7%	100.0%
% of Floor Space D	17.8%	23.3%	17.6%	36.1%	20.1%
SCARBOROUGH	59	22	19	15	115
Floor Space	287,247	151,619	148,777	99,992	687,635
Office Employment	11,896	4,880	7,327	3,072	27,175
Floor Space/Employee	24.1	31.1	20.3	32.5	25.3
% of Floor Space A	41.8%	22.0%	21.6%	14.5%	100.0%
% of Floor Space D	4.4%	12.0%	10.3%	10.6%	6.7%
METROPOLITAN TORONTO	927	124	111	83	1,245
Floor Space	6,532,020	1,262,119	1,450,993	947,551	10,192,683
Office Employment	268,444	51,092	59,816	27,701	407,053
Floor Space/Employee	24.3	24.7	24.3	34.2	25.0
% of Floor Space A	64.1%	12.4%	14.2%	9.3%	100.0%
% of Floor Space D	100.0%	100.0%	100.0%	100.0%	100.0%

* Note: 1987+ year represents data up to and including February 1988.

Note: Due to FSW calculations, excludes properties missing floor area and/or employment data.

Source: R120ME

Metropolitan Toronto Planning Department
Research Division, May 1989

TABLE 6

OFFICE FLOOR SPACE AND EMPLOYMENT CHARACTERISTICS,
BY FOUR BUILDING SIZES,
BY MUNICIPALITY IN METROPOLITAN TORONTO
(SQ.M.)

	900-2,000m2	2,001-10,000m2	10,001-100,000m2	100,001m2 +	Total
CENTRAL AREA	154	181	138	5	478
Floor Space	203,061	813,595	3,736,045	744,917	5,497,618
Office Employment	9,423	32,621	142,368	35,683	220,095
Floor Space/Employee	21.5	24.9	26.2	20.9	25.0
% A	3.7%	14.8%	68.0%	13.5%	100.0%
% D	39.1%	31.1%	59.2%	100.0%	53.9%
REST OF TORONTO	87	96	25	0	208
Floor Space	114,620	441,584	593,907	0	1,150,111
Office Employment	5,071	19,255	19,837	0	44,163
Floor Space/Employee	22.6	22.9	29.9	0.0	26.0
% A	10.0%	38.4%	51.6%	0.0%	100.0%
% D	22.1%	16.9%	9.4%	0.0%	11.3%
YORK	5	9	1	0	15
Floor Space	7,711	29,637	41,000	0	78,348
Office Employment	378	1,475	2,353	0	4,206
Floor Space/Employee	20.4	20.1	17.4	0.0	18.6
% A	9.8%	37.8%	52.3%	0.0%	100.0%
% D	1.5%	1.1%	0.6%	0.0%	0.8%
EAST YORK	13	17	2	0	32
Floor Space	16,694	71,531	35,116	0	123,341
Office Employment	662	3,043	1,307	0	5,012
Floor Space/Employee	25.2	23.5	26.9	0.0	24.6
% A	13.5%	58.0%	28.5%	0.0%	100.0%
% D	3.2%	2.7%	0.6%	0.0%	1.2%
ETOBICOKE	39	67	13	0	119
Floor Space	48,660	298,650	255,449	0	602,759
Office Employment	2,187	12,999	8,479	0	23,665
Floor Space/Employee	22.2	23.0	30.1	0.0	25.5
% A	8.1%	49.5%	42.4%	0.0%	100.0%
% D	9.4%	11.4%	4.0%	0.0%	5.9%
NORTH YORK	57	164	57	0	278
Floor Space	79,970	712,651	1,260,250	0	2,052,871
Office Employment	4,453	30,972	47,312	0	82,737
Floor Space/Employee	18.0	23.0	26.6	0.0	24.8
% A	3.9%	34.7%	61.4%	0.0%	100.0%
% D	15.4%	27.3%	20.0%	0.0%	20.1%
SCARBOROUGH	36	61	18	0	115
Floor Space	48,011	246,637	392,987	0	687,635
Office Employment	2,928	11,667	12,580	0	27,175
Floor Space/Employee	16.4	21.1	31.2	0.0	25.3
% A	7.0%	35.9%	57.2%	0.0%	100.0%
% D	9.3%	9.4%	6.2%	0.0%	6.7%
METROPOLITAN TORONTO	391	595	254	5	1,245
Floor Space	518,727	2,614,285	6,314,754	744,917	10,192,683
Office Employment	25,102	112,032	234,236	35,683	407,053
Floor Space/Employee	20.7	23.3	27.0	0.0	25.0
% A	5.1%	25.6%	62.0%	7.3%	100.0%
% D	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Includes data up to and including February 1988.

Note: Due to FSW calculations, excludes properties missing floor area and/or employment data.

Source: R120ME

Metropolitan Toronto Planning Department
Research Division, May 1989

TABLE 7

OFFICE FLOOR SPACE AND EMPLOYMENT CHARACTERISTICS,
BY FOUR BUILDINGS SIZES AND FOUR TIME PERIODS,
METROPOLITAN TORONTO
(SQ.M.)

	TO 1976	1977-1980	1981-1984	1985-1987+	TOTAL TO 1987+ *
900-2,000 SQ.M	308	39	30	14	391
Floor Space	409,387	49,541	40,521	19,278	518,727
Office Employment	19,834	3,073	1,684	511	25,102
Floor Space/Employee	20.6	16.1	24.1	37.7	20.7
% of Floor Space A	78.9%	9.6%	7.8%	3.7%	100.0%
% of Floor Space D	6.3%	3.9%	2.8%	2.0%	5.1%
2,001-10,000 SQ.M	451	58	43	43	595
Floor Space	1,977,766	259,193	180,068	197,258	2,614,285
Office Employment	86,752	11,057	7,431	6,792	112,032
Floor Space/Employee	22.8	23.4	24.2	29.0	23.3
% of Floor Space A	75.7%	9.9%	6.9%	7.5%	100.0%
% of Floor Space D	30.3%	20.5%	12.4%	20.8%	25.6%
10,001-100,000 SQ.M	165	25	38	26	254
Floor Space	3,724,857	628,478	1,230,404	731,015	6,314,754
Office Employment	137,926	25,211	50,701	20,398	234,236
Floor Space/Employee	27.0	24.9	24.3	35.8	27.0
% of Floor Space A	59.0%	10.0%	19.5%	11.6%	100.0%
% of Floor Space D	57.0%	49.8%	84.8%	77.1%	62.0%
100,001 SQ.M +	3	2	0	0	5
Floor Space	420,010	324,907	0	0	744,917
Office Employment	23,932	11,751	0	0	35,683
Floor Space/Employee	17.6	27.6	0.0	0.0	20.9
% of Floor Space A	56.4%	43.6%	0.0%	0.0%	100.0%
% of Floor Space D	6.4%	25.7%	0.0%	0.0%	7.3%
METROPOLITAN TORONTO	927	124	111	83	1,245
Floor Space	6,532,020	1,262,119	1,450,993	947,551	10,192,683
Office Employment	268,444	51,092	59,816	27,701	407,053
Floor Space/Employee	24.3	24.7	24.3	34.2	25.0
% of Floor Space A	64.1%	12.4%	14.2%	9.3%	100.0%
% of Floor Space D	100.0%	100.0%	100.0%	100.0%	100.0%

Note: 1987+ year represents data up to and including February 1988.
Note: Due to FSW calculations, excludes properties missing floor area and/or employment data.

Source: R120ME

Metropolitan Toronto Planning Department
Research Division, May 1989

TABLE 8

PROPOSED OFFICE SPACE AND ESTIMATED OFFICE EMPLOYMENT BY PROJECT STATUS, BY MUNICIPALITY IN METROPOLITAN TORONTO
(SQ.M.)

	Applications Received for Council Approval	Applications Approved by Council	Permit Issued	Under Construction	Total
CENTRAL AREA					
Floor Space	582,103	1,312,698	77,464	609,624	2,581,889
% A	22.5%	50.8%	3.0%	23.6%	100.0%
% D	50.2%	43.6%	36.5%	58.1%	47.6%
Est.Emp.	23,284	52,508	3,099	24,385	103,276
REST OF TORONTO					
Floor Space	78,362	81,308	5,325	27,695	192,690
% A	40.7%	42.2%	2.8%	14.4%	100.0%
% D	6.8%	2.7%	2.5%	2.6%	3.5%
Est.Emp.	3,134	3,252	213	1,108	7,708
YORK					
Floor Space	0	0	0	0	0
% A	0.0%	0.0%	0.0%	0.0%	0.0%
% D	0.0%	0.0%	0.0%	0.0%	0.0%
Est.Emp.	0	0	0	0	0
EAST YORK					
Floor Space	28,334	29,264	0	5,017	62,615
% A	45.3%	46.7%	0.0%	8.0%	100.0%
% D	2.4%	1.0%	0.0%	0.5%	1.2%
Est.Emp.	1,133	1,171	0	201	2,505
ETOBICOKE					
Floor Space	222,480	472,722	101,471	63,664	860,337
% A	25.9%	54.9%	11.8%	7.4%	100.0%
% D	19.2%	15.7%	47.8%	6.1%	15.8%
Est.Emp.	8,899	18,909	4,059	2,547	34,413
NORTH YORK					
Floor Space	0	868,016	0	301,182	1,169,198
% A	0.0%	74.2%	0.0%	25.8%	100.0%
% D	0.0%	28.8%	0.0%	28.7%	21.5%
Est.Emp.	0	34,721	0	12,047	46,768
SCARBOROUGH					
Floor Space	247,445	246,407	27,870	41,222	562,944
% A	44.0%	43.8%	5.0%	7.3%	100.0%
% D	21.4%	8.2%	13.1%	3.9%	10.4%
Est.Emp.	9,898	9,856	1,115	1,649	22,518
METROPOLITAN TORONTO					
Floor Space	1,158,724	3,010,415	212,130	1,048,404	5,429,673
% A	21.3%	55.4%	3.9%	19.3%	100.0%
% D	100.0%	100.0%	100.0%	100.0%	100.0%
Est.Emp.	46,349	120,417	8,485	41,936	217,187

Note: Current as of February 1988.
Note: Ratio of 25 square metres of office space per employee is assumed for ESTIMATED EMPLOYMENT.

Source: R120MP

Metropolitan Toronto Planning Department
Research Division, May 1989

TABLE 9

PROPOSED OFFICE SPACE AND ESTIMATED OFFICE EMPLOYMENT BY BUILDING SIZES, BY MUNICIPALITY IN METROPOLITAN TORONTO, (SQ.M.)

	900-2,000m2	2,001-10,000m2	10,001-100,000m2	100,001m2 +	Total
CENTRAL AREA					
#	14	35	31	8	88
Floor Space	18,164	166,767	1,024,183	1,372,775	2,581,889
% A	0.7%	6.5%	39.7%	53.2%	100.0%
% D	29.0%	28.7%	30.0%	100.0%	47.6%
Est.Emp.	727	6,671	40,967	54,911	103,276
REST OF TORONTO					
#	15	10	7	0	32
Floor Space	22,384	45,496	124,810	0	192,690
% A	11.6%	23.6%	64.8%	0.0%	100.0%
% D	35.7%	7.8%	3.7%	0.0%	3.5%
Est.Emp.	895	1,820	4,992	0	7,708
YORK					
#	0	0	0	0	0
Floor Space	0	0	0	0	0
% A	0.0%	0.0%	0.0%	0.0%	0.0%
% D	0.0%	0.0%	0.0%	0.0%	0.0%
Est.Emp.	0	0	0	0	0
EAST YORK					
#	2	4	2	0	8
Floor Space	3,066	26,941	32,608	0	62,615
% A	4.9%	43.0%	52.1%	0.0%	100.0%
% D	4.9%	4.6%	1.0%	0.0%	1.2%
Est.Emp.	123	1,078	1,304	0	2,505
ETOBICOKE					
#	1	17	28	0	46
Floor Space	1,886	88,520	771,931	0	860,337
% A	0.2%	10.1%	89.7%	0.0%	100.0%
% D	3.0%	14.9%	22.6%	0.0%	15.8%
Est.Emp.	75	3,461	30,877	0	34,413
NORTH YORK					
#	8	30	37	0	75
Floor Space	9,986	159,959	999,253	0	1,169,198
% A	0.9%	13.7%	85.5%	0.0%	100.0%
% D	15.9%	27.6%	29.3%	0.0%	21.5%
Est.Emp.	399	6,398	39,970	0	46,768
SCARBOROUGH					
#	5	20	16	0	41
Floor Space	7,145	94,456	461,343	0	562,944
% A	1.3%	16.8%	82.0%	0.0%	100.0%
% D	11.4%	16.3%	13.5%	0.0%	10.4%
Est.Emp.	286	3,778	18,454	0	22,518
METROPOLITAN TORONTO					
#	45	116	121	8	290
Floor Space	62,631	580,139	3,414,128	1,372,775	5,429,673
% A	1.2%	10.7%	62.9%	25.3%	100.0%
% D	100.0%	100.0%	100.0%	100.0%	100.0%
Est.Emp.	2,505	23,206	136,565	54,911	217,187

Note: Current as of February 1988.

Note: Ratio of 25 square metres of office space per employee is assumed for ESTIMATED EMPLOYMENT.

Source: R120MP

Metropolitan Toronto Planning Department
Research Division, May 1989

TABLE 10

TOTAL OFFICE FLOOR SPACE,
BY OFFICIAL PLAN CENTRES,
METROPOLITAN TORONTO
(SQ.M.)

	TOTAL EXISTING	UNDER CONSTRUCTION	SUB-TOTAL	PROPOSED	TOTAL
FINANCIAL DISTRICT	2,381,860	444,258	2,826,118	340,994	3,167,112
% D	22.8%	42.4%	24.6%	7.8%	19.9%
CORE	2,849,298	92,139	2,941,437	1,000,898	3,942,335
% D	27.3%	8.8%	25.6%	22.8%	24.8%
FRINGE	425,805	73,227	499,032	630,373	1,129,405
% D	4.1%	7.0%	4.3%	14.4%	7.1%
CENTRAL AREA	5,656,963	609,624	6,266,587	1,972,265	8,238,852
% D	54.1%	58.1%	54.5%	45.0%	51.9%
NORTH YORK CENTRE	418,705	76,914	495,619	305,286	800,905
% D	4.0%	7.3%	4.3%	7.0%	5.0%
SCARBOROUGH CENTRE	201,233	0	201,233	212,038	413,271
% D	1.9%	0.0%	1.7%	4.8%	2.6%
MAJOR CENTRES	619,938	76,914	696,852	517,324	1,214,176
% D	5.9%	7.3%	6.1%	11.8%	7.6%
YONGE/EGLINTON	368,447	11,380	379,827	45,038	424,865
% D	3.5%	1.1%	3.3%	1.0%	2.7%
YONGE/ST.CLAIR	342,972	0	342,972	3,472	346,444
% D	3.3%	0.0%	3.0%	0.1%	2.2%
ISL/KIPL/BLOOR	92,696	0	92,696	169,249	261,945
% D	0.9%	0.0%	0.8%	3.9%	1.6%
KENNEDY/EGLINTON	13,686	0	13,686	2,787	16,473
% D	0.1%	0.0%	0.1%	0.1%	0.1%
INTERMEDIATE CENTRES	817,801	11,380	829,181	220,546	1,049,727
% D	7.8%	1.1%	7.2%	5.0%	6.6%
AIRPORT/HWY 27	44,939	0	44,939	73,641	118,580
% D	0.4%	0.0%	0.4%	1.7%	0.7%
HWY 404/FINCH (SC)	61,014	5,818	66,832	0	66,832
% D	0.6%	0.6%	0.6%	0.0%	0.4%
HWY 404/FINCH (NY)	56,348	16,507	72,855	27,143	99,998
% D	0.5%	1.6%	0.6%	0.6%	0.6%

(Cont'd)

**TOTAL OFFICE FLOOR SPACE,
BY OFFICIAL PLAN CENTRES,
METROPOLITAN TORONTO
(SQ.M.)**

	TOTAL EXISTING	UNDER CONSTRUCTION	SUB-TOTAL	PROPOSED	TOTAL
CONSUMERS ROAD	312,984	71,295	384,279	73,973	458,252
% D	3.0%	6.8%	3.3%	1.7%	2.9%
DUNCAN MILLS	212,158	0	212,158	80,371	292,529
% D	2.0%	0.0%	1.8%	1.8%	1.8%
FLEMINGTON PARK	294,008	45,846	339,854	34,959	374,813
% D	2.8%	4.4%	3.0%	0.8%	2.4%
THORNCLIFFE PARK	70,054	0	70,054	17,465	87,519
% D	0.7%	0.0%	0.6%	0.4%	0.6%
OFFICE PARKS	1,051,505	139,466	1,190,971	307,552	1,498,523
% D	10.1%	13.3%	10.4%	7.0%	9.4%
ETOB/HWY 427 FOCUS	142,171	0	142,171	74,182	216,353
% D	1.4%	0.0%	1.2%	1.7%	1.4%
KEELE/EGLINTON FOCUS	7,890	0	7,890	0	7,890
% D	0.1%	0.0%	0.1%	0.0%	0.0%
KEELE/WILSON	77,201	0	77,201	0	77,201
% D	0.7%	0.0%	0.7%	0.0%	0.5%
YORKDALE	28,610	0	28,610	8,927	37,537
% D	0.3%	0.0%	0.2%	0.2%	0.2%
YONGE/YORK MILLS	94,987	54,690	149,677	71,382	221,059
% D	0.9%	5.2%	1.3%	1.6%	1.4%
KEY EMPLOYMENT AREAS	350,859	54,690	405,549	154,491	560,040
% D	3.4%	5.2%	3.5%	3.5%	3.5%
REST OF METRO	1,956,237	156,330	2,112,567	1,209,091	3,321,658
% D	18.7%	14.9%	18.4%	27.6%	20.9%
METRO TORONTO TOTAL	10,453,303	1,048,404	11,501,707	4,381,269	15,882,976
% D	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Current as of February 1988.
Note: All areas use "Inner" boundaries.

Source: R123BM, R120MP

Metropolitan Toronto Planning Department
Research Division, May 1989

TABLE 11

**OFFICE FLOOR SPACE,
BY OFFICIAL PLAN CENTRES,
CITY OF SCARBOROUGH
(SQ.M.)**

	TO 1976	1977-1980	1981-1984	1985-1987+	TOTAL EXISTING	UNDER CONSTRUCTION	PROPOSED	TOTAL
SCARBOROUGH CENTRE	9	1	3	1	14	0	6	20
Floor Space	53,763	21,831	76,899	43,002	195,495	0	212,038	407,533
Office Employment	2,674	1,050	3,635	1,008	8,367	0	8,482	16,849
Floor Space/Employee	20.1	20.8	21.2	42.7	23.4	0.0	25.0	24.2
% of Floor Space A	13.2%	5.4%	18.9%	10.6%	48.0%	0.0%	52.0%	100.0%
% of Floor Space D	18.7%	14.4%	51.7%	43.0%	28.4%	0.0%	40.6%	32.6%
KENNEDY/EGLINTON	3	0	0	2	5	0	1	6
Floor Space	6,950	0	0	6,736	13,686	0	2,787	16,473
Office Employment	278	0	0	256	532	0	111	643
Floor Space/Employee	25.2	0.0	0.0	26.3	25.7	0.0	25.0	25.6
% of Floor Space A	42.2%	0.0%	0.0%	40.9%	83.1%	0.0%	16.9%	100.0%
% of Floor Space D	2.4%	0.0%	0.0%	6.7%	2.0%	0.0%	0.5%	1.3%
HWY 404/FINCH (SC)	4	2	2	1	9	1	0	10
Floor Space	13,289	37,438	7,011	3,276	61,014	5,818	0	66,832
Office Employment	331	700	289	21	1,341	233	0	1,574
Floor Space/Employee	40.1	53.5	24.3	156.0	45.5	25.0	0.0	42.5
% of Floor Space A	19.9%	56.0%	10.5%	4.9%	91.3%	8.7%	0.0%	100.0%
% of Floor Space D	4.6%	24.7%	4.7%	3.3%	8.9%	14.1%	0.0%	5.3%
REST OF SCARBOROUGH	43	19	14	11	87	10	23	120
Floor Space	213,245	92,350	64,867	46,978	417,440	35,404	306,897	759,741
Office Employment	8,615	3,130	3,403	1,787	16,935	1,416	12,276	30,627
Floor Space/Employee	24.8	29.5	19.1	26.3	24.6	25.0	25.0	24.8
% of Floor Space A	28.1%	12.2%	8.5%	6.2%	54.9%	4.7%	40.4%	100.0%
% of Floor Space D	74.2%	60.9%	43.6%	47.0%	60.7%	85.9%	58.8%	60.8%
SCARBOROUGH TOTAL	59	22	19	15	115	11	30	156
Floor Space	287,247	151,619	148,777	99,992	687,635	41,222	521,722	1,250,579
Office Employment	11,816	4,880	7,327	3,072	27,175	1,849	20,869	49,893
Floor Space/Employee	24.1	31.1	20.3	32.5	25.3	25.0	25.0	25.2
% of Floor Space A	23.0%	12.1%	11.9%	8.0%	55.0%	3.3%	41.7%	100.0%
% of Floor Space D	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: - Due to FSW calculations, excludes properties missing floor area and/or employment data.
- All areas use "Inner" boundaries.
- Ratio of 25 square metres of office space per employee is assumed for buildings "Under Construction" and "Proposed".
- 1987+ year represents data up to and including February 1988.

Source: R120ME, R120MP

Metropolitan Toronto Planning Department
Research Division, May 1989

TABLE 12

**OFFICE FLOOR SPACE,
BY OFFICIAL PLAN CENTRES,
CITY OF TORONTO
(SQ.M.)**

	TO 1976	1977-1980	1981-1984	1985-1987+	TOTAL EXISTING	UNDER CONSTRUCTION	PROPOSED	TOTAL
FINANCIAL DISTRICT	87	4	10	5	106	5	7	118
Floor Space	1,405,753	408,728	324,561	178,625	2,317,667	444,258	340,994	3,102,919
Office Employment	58,469	15,816	11,975	4,205	90,465	17,770	13,640	121,875
Floor Space/Employee	24.0	25.8	27.1	42.5	25.6	25.0	25.0	25.5
% of Floor Space A	45.3%	13.2%	10.5%	5.8%	74.7%	14.3%	11.0%	100.0%
% of Floor Space D	30.0%	61.6%	34.8%	48.5%	34.9%	69.7%	16.0%	32.9%
CORE	197	14	20	9	240	9	42	291
Floor Space	2,122,219	105,808	486,010	74,056	2,788,093	92,139	1,000,898	3,881,130
Office Employment	84,840	4,791	21,099	1,899	112,629	3,686	40,036	156,350
Floor Space/Employee	25.0	22.1	23.0	39.0	24.8	25.0	25.0	24.8
% of Floor Space A	54.7%	2.7%	12.5%	1.9%	71.8%	2.4%	25.8%	100.0%
% of Floor Space D	45.3%	15.9%	52.1%	20.1%	41.9%	14.5%	46.8%	41.2%
FRINGE	120	1	4	7	132	8	17	157
Floor Space	331,924	1,578	36,491	21,865	391,858	73,227	630,373	1,095,458
Office Employment	14,747	225	1,500	529	17,001	2,929	25,215	45,145
Floor Space/Employee	22.5	7.0	24.3	41.3	23.0	25.0	25.0	24.3
% of Floor Space A	30.3%	0.1%	3.3%	2.0%	35.8%	6.7%	57.5%	100.0%
% of Floor Space D	7.1%	0.2%	3.9%	5.9%	5.9%	11.5%	29.5%	11.6%
YONGE/EGLINTON	29	3	3	6	41	1	4	46
Floor Space	220,182	77,959	25,405	44,901	368,447	11,380	45,038	424,865
Office Employment	8,669	3,003	1,207	1,512	14,391	455	1,802	16,648
Floor Space/Employee	25.4	26.0	21.0	29.7	25.6	25.0	25.0	25.5
% of Floor Space A	51.8%	18.3%	6.0%	10.6%	86.7%	2.7%	10.6%	100.0%
% of Floor Space D	4.7%	11.7%	2.7%	12.2%	5.5%	1.8%	2.1%	4.5%
YONGE/ST.CLAIR	26	5	4	4	39	0	1	40
Floor Space	247,755	35,510	34,388	25,319	342,972	0	3,472	346,444
Office Employment	8,686	1,936	1,193	619	12,434	0	139	12,573
Floor Space/Employee	28.5	18.3	28.8	40.9	27.6	0.0	25.0	27.6
% of Floor Space A	71.5%	10.2%	9.9%	7.3%	99.0%	0.0%	1.0%	100.0%
% of Floor Space D	5.3%	5.3%	3.7%	6.9%	5.2%	0.0%	0.2%	3.7%
REST OF TORONTO	102	7	12	7	128	5	21	154
Floor Space	354,466	34,230	26,596	23,400	438,692	16,315	116,485	571,492
Office Employment	13,781	691	1,135	731	17,338	653	4,659	22,650
Floor Space/Employee	24.0	49.5	23.4	32.0	25.3	25.0	25.0	25.2
% of Floor Space A	62.0%	6.0%	4.7%	4.1%	76.8%	2.9%	20.4%	100.0%
% of Floor Space D	7.6%	5.2%	2.8%	6.4%	6.6%	2.6%	5.5%	6.1%
CITY OF TORONTO TOTAL	561	34	53	38	686	28	92	806
Floor Space	4,682,299	663,813	933,451	368,166	6,647,729	637,319	2,137,260	9,422,308
Office Employment	190,192	26,462	38,109	9,495	264,258	25,493	85,490	375,241
Floor Space/Employee	24.6	25.1	24.5	38.8	25.2	25.0	25.0	25.1
% of Floor Space A	49.7%	7.0%	9.9%	3.9%	70.6%	6.8%	22.7%	100.0%
% of Floor Space D	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: – Due to FSW calculations, excludes properties missing floor area and/or employment data.
– All areas use "Inner" boundaries.
– Ratio of 25 square metres of office space per employee is assumed for buildings "Under Construction" and "Proposed".
– 1987+ year represents data up to and including February 1988.

Source: R120ME, R120MP

Metropolitan Toronto Planning Department
Research Division, May 1989

TABLE 13

OFFICE FLOOR SPACE,
BY OFFICIAL PLAN CENTRES,
BOROUGH OF EAST YORK
(SQ.M.)

	TO 1976	1977-1980	1981-1984	1985-1987+	TOTAL EXISTING	UNDER CONSTRUCTION	PROPOSED	TOTAL
THORNCLIFFE PARK	15	0	0	0	15	0	3	18
Floor Space	68,870	0	0	0	68,870	0	17,465	86,335
Office Employment	2,519	0	0	0	2,519	0	699	3,218
Floor Space/Employee	27.3	0.0	0.0	0.0	27.3	0.0	25.0	26.8
% of Floor Space A	79.8%	0.0%	0.0%	0.0%	79.8%	0.0%	20.2%	100.0%
% of Floor Space D	56.5%	0.0%	0.0%	0.0%	55.8%	0.0%	30.3%	46.4%
REST OF EAST YORK	16	1	0	0	17	2	3	22
Floor Space	53,050	1,421	0	0	54,471	5,017	40,133	99,621
Office Employment	2,450	43	0	0	2,493	201	1,605	4,299
Floor Space/Employee	21.7	33.0	0.0	0.0	21.8	25.0	25.0	23.2
% of Floor Space A	53.3%	1.4%	0.0%	0.0%	54.7%	5.0%	40.3%	100.0%
% of Floor Space D	43.5%	100.0%	0.0%	0.0%	44.2%	100.0%	69.7%	53.6%
EAST YORK TOTAL	31	1	0	0	32	2	6	40
Floor Space	121,920	1,421	0	0	123,341	5,017	57,598	185,956
Office Employment	4,969	43	0	0	5,012	201	2,304	7,517
Floor Space/Employee	24.5	33.0	0.0	0.0	24.6	25.0	25.0	24.7
% of Floor Space A	65.6%	0.8%	0.0%	0.0%	66.3%	2.7%	31.0%	100.0%
% of Floor Space D	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: – Due to FSW calculations, excludes properties missing floor area and/or employment data.
– All areas use "Inner" boundaries.
– Ratio of 25 square metres of office space per employee is assumed for buildings "Under Construction" and "Proposed".
– 1987+ year represents data up to and including February 1988.

Source: R120ME, R120MP

Metropolitan Toronto Planning Department
Research Division, May 1989

TABLE 14

OFFICE FLOOR SPACE,
BY OFFICIAL PLAN CENTRES,
CITY OF NORTH YORK
(SQ.M.)

	TO 1976	1977-1980	1981-1984	1985-1987+	TOTAL EXISTING	UNDER CONSTRUCTION	PROPOSED	TOTAL
NORTH YORK CENTRE	11	6	4	6	27	3	14	44
Floor Space	82,243	95,123	43,844	197,495	418,705	76,914	305,286	800,905
Office Employment	3,329	5,354	1,591	6,680	16,954	3,077	12,211	32,242
Floor Space/Employee	24.7	17.8	27.6	29.6	24.7	25.0	25.0	24.8
% of Floor Space A	10.3%	11.9%	5.5%	24.7%	52.3%	9.6%	38.1%	100.0%
% of Floor Space D	7.1%	32.4%	17.1%	57.7%	20.4%	25.5%	35.2%	24.9%
HWY 404/FINCH (NY)	6	2	1	1	10	1	1	12
Floor Space	12,543	4,883	23,578	15,344	56,348	16,507	2,787	75,642
Office Employment	586	176	946	614	2,322	660	111	3,094
Floor Space/Employee	21.4	27.7	24.9	25.0	24.3	25.0	25.0	24.4
% of Floor Space A	16.6%	6.5%	31.2%	20.3%	74.5%	21.8%	3.7%	100.0%
% of Floor Space D	1.1%	1.7%	9.2%	4.5%	2.7%	5.5%	0.3%	2.3%
CONSUMERS ROAD	26	5	1	1	33	4	2	39
Floor Space	210,031	82,199	6,996	13,758	312,984	71,295	73,973	458,252
Office Employment	8,040	3,336	248	561	12,185	2,852	2,959	17,996
Floor Space/Employee	26.1	24.6	28.2	24.5	25.7	25.0	25.0	25.5
% of Floor Space A	45.8%	17.9%	1.5%	3.0%	68.3%	15.6%	16.1%	100.0%
% of Floor Space D	18.1%	28.0%	2.7%	4.0%	15.2%	23.7%	8.5%	14.2%
DUNCAN MILLS	23	1	2	1	27	0	4	31
Floor Space	133,021	18,817	33,451	14,645	199,934	0	80,371	280,305
Office Employment	5,016	763	1,297	586	7,662	0	3,215	10,877
Floor Space/Employee	26.5	24.7	25.8	25.0	26.1	0.0	25.0	25.8
% of Floor Space A	47.5%	6.7%	11.9%	5.2%	71.3%	0.0%	28.7%	100.0%
% of Floor Space D	11.5%	6.4%	13.1%	4.3%	9.7%	0.0%	9.3%	8.7%
FLEMINGTON PARK	24	1	1	0	26	1	1	28
Floor Space	260,287	19,315	10,066	0	289,668	45,846	34,959	370,473
Office Employment	10,700	404	215	0	11,319	1,834	1,398	14,551
Floor Space/Employee	24.3	47.8	46.8	0.0	25.6	25.0	25.0	25.5
% of Floor Space A	70.3%	5.2%	2.7%	0.0%	78.2%	12.4%	9.4%	100.0%
% of Floor Space D	22.4%	6.6%	3.9%	0.0%	14.1%	15.2%	4.0%	11.5%
KEELE/WILSON	3	0	0	0	3	0	0	3
Floor Space	77,201	0	0	0	77,201	0	0	77,201
Office Employment	3,270	0	0	0	3,270	0	0	3,270
Floor Space/Employee	23.6	0.0	0.0	0.0	23.6	0.0	0.0	23.6
% of Floor Space A	100.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
% of Floor Space D	8.6%	0.0%	0.0%	0.0%	3.8%	0.0%	0.0%	2.4%

(Cont'd)

OFFICE FLOOR SPACE,
BY OFFICIAL PLAN CENTRES,
CITY OF NORTH YORK
(SQ.M.)

	TO 1976	1977-1980	1981-1984	1985-1987+	TOTAL EXISTING	UNDER CONSTRUCTION	PROPOSED	TOTAL
YORKDALE	4	2	2	0	8	0	1	9
Floor Space	10,567	11,667	6,376	0	28,610	0	8,927	37,537
Office Employment	341	717	445	0	1,503	0	357	1,860
Floor Space/Employee	31.0	16.3	14.3	0.0	19.0	0.0	25.0	20.2
% of Floor Space A	28.2%	31.1%	17.0%	0.0%	76.2%	0.0%	23.8%	100.0%
% of Floor Space D	0.9%	4.0%	2.5%	0.0%	1.4%	0.0%	1.0%	1.2%
YONGE/YORK MILLS	0	0	2	2	4	3	5	12
Floor Space	0	0	22,821	72,166	94,987	54,690	71,382	221,059
Office Employment	0	0	865	2,284	3,149	2,188	2,855	8,192
Floor Space/Employee	0.0	0.0	26.4	31.6	30.2	25.0	25.0	27.0
% of Floor Space A	0.0%	0.0%	10.3%	32.6%	43.0%	24.7%	32.3%	100.0%
% of Floor Space D	0.0%	0.0%	8.9%	21.1%	4.6%	18.2%	8.2%	6.9%
REST OF NORTH YORK	103	20	12	5	140	7	28	175
Floor Space	375,066	61,696	108,668	29,004	574,434	35,930	290,331	900,695
Office Employment	16,563	2,372	4,417	1,021	24,373	1,437	11,613	37,423
Floor Space/Employee	22.6	26.0	24.6	28.4	23.6	25.0	25.0	24.1
% of Floor Space A	41.6%	6.8%	12.1%	3.2%	63.8%	4.0%	32.2%	100.0%
% of Floor Space D	32.3%	21.0%	42.5%	8.5%	28.0%	11.9%	33.4%	28.0%
NORTH YORK TOTAL	200	37	25	16	278	19	56	353
Floor Space	1,160,959	293,700	255,800	342,412	2,052,871	301,182	868,016	3,222,069
Office Employees	47,845	13,122	10,024	11,746	82,737	12,047	34,721	129,505
Floor Space/Employee	24.3	22.4	25.5	29.2	24.8	25.0	25.0	24.9
% of Floor Space A	36.0%	9.1%	7.9%	10.6%	63.7%	9.3%	26.9%	100.0%
% of Floor Space D	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: – Due to FSW calculations, excludes properties missing floor area and/or employment data.
– All areas use "Inner" boundaries.
– Ratio of 25 square metres of office space per employee is assumed for buildings "Under Construction" and "Proposed".
– 1987+ year represents data up to and including February 1988.

Source: R120ME, R120MP

Metropolitan Toronto Planning Department
Research Division, May 1989

TABLE 15

OFFICE FLOOR SPACE,
BY OFFICIAL PLAN CENTRES,
CITY OF YORK
(SQ.M.)

	TO 1976	1977-1980	1981-1984	1985-1987+	TOTAL EXISTING	UNDER CONSTRUCTION	PROPOSED	TOTAL
KEELE/EGLINTON FOCUS	2	0	0	0	2	0	0	2
Floor Space	7,890	0	0	0	7,890	0	0	7,890
Office Employment	415	0	0	0	415	0	0	415
Floor Space/Employee	19.0	0.0	0.0	0.0	19.0	0.0	0.0	19.0
% of Floor Space A	100.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
% of Floor Space D	11.0%	0.0%	0.0%	0.0%	10.1%	0.0%	0.0%	10.1%
REST OF YORK	11	1	1	0	13	0	0	13
Floor Space	64,016	3,748	2,694	0	70,458	0	0	70,458
Office Employment	3,482	175	134	0	3,791	0	0	3,791
Floor Space/Employee	18.4	21.4	20.1	0.0	18.6	0.0	0.0	18.6
% of Floor Space A	90.9%	5.3%	3.8%	0.0%	100.0%	0.0%	0.0%	100.0%
% of Floor Space D	89.0%	100.0%	100.0%	0.0%	89.9%	0.0%	0.0%	89.9%
CITY OF YORK TOTAL	13	1	1	0	15	0	0	15
Floor Space	71,906	3,748	2,694	0	78,348	0	0	78,348
Office Employment	3,897	175	134	0	4,206	0	0	4,206
Floor Space/Employee	18.5	21.4	20.1	0.0	18.6	0.0	0.0	18.6
% of Floor Space A	91.8%	4.8%	3.4%	0.0%	100.0%	0.0%	0.0%	100.0%
% of Floor Space D	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: – Due to FSW calculations, excludes properties missing floor area and/or employment data.
– All areas use "Inner" boundaries.
– Ratio of 25 square metres of office space per employee is assumed for buildings "Under Construction" and "Proposed".
– 1987+ year represents data up to and including February 1988.

Source: R120ME, R120MP

Metropolitan Toronto Planning Department
Research Division, May 1989

TABLE 16

OFFICE FLOOR SPACE,
BY OFFICIAL PLAN CENTRES,
CITY OF ETOBICOKE
(SQ.M.)

	TO 1976	1977-1980	1981-1984	1985-1987+	TOTAL EXISTING	UNDER CONSTRUCTION	PROPOSED	TOTAL
ISL/KIPL/BLOOR	6	1	1	2	10	0	7	17
Floor Space	24,089	16,653	44,101	7,853	92,696	0	169,249	261,945
Office Employment	1,139	1,000	1,940	316	4,395	0	6,770	11,165
Floor Space/Employee	21.1	16.7	22.7	24.9	21.1	0.0	25.0	23.5
% of Floor Space A	9.2%	6.4%	16.8%	3.0%	35.4%	0.0%	64.6%	100.0%
% of Floor Space D	11.6%	11.3%	40.0%	5.7%	15.4%	0.0%	21.2%	17.9%
AIRPORT/HWY27	0	5	0	2	7	0	5	12
Floor Space	0	28,082	0	16,857	44,939	0	73,641	118,580
Office Employment	0	856	0	248	1,104	0	2,946	4,050
Floor Space/Employee	0.0	32.8	0.0	68.0	40.7	0.0	25.0	29.3
% of Floor Space A	0.0%	23.7%	0.0%	14.2%	37.9%	0.0%	62.1%	100.0%
% of Floor Space D	0.0%	19.0%	0.0%	12.3%	7.5%	0.0%	9.2%	8.1%
ETOB/HWY 427 FOCUS	6	4	2	1	13	0	2	15
Floor Space	48,485	30,474	42,910	17,438	139,307	0	74,182	213,489
Office Employment	2,200	1,312	1,432	606	5,550	0	2,967	8,517
Floor Space/Employee	22.0	23.2	30.0	28.8	25.1	0.0	25.0	25.1
% of Floor Space A	22.7%	14.3%	20.1%	8.2%	65.3%	0.0%	34.7%	100.0%
% of Floor Space D	23.3%	20.6%	38.9%	12.7%	23.1%	0.0%	9.3%	14.6%
REST OF ETOBICOKE	51	19	10	9	89	8	24	121
Floor Space	135,115	72,609	23,260	94,833	325,817	63,664	479,601	869,082
Office Employment	6,306	3,242	850	2,218	12,616	2,547	19,184	34,347
Floor Space/Employee	21.4	22.4	27.4	42.8	25.8	25.0	25.0	25.3
% of Floor Space A	15.5%	8.4%	2.7%	10.9%	37.5%	7.3%	55.2%	100.0%
% of Floor Space D	65.1%	49.1%	21.1%	69.2%	54.1%	100.0%	60.2%	59.4%
ETOBICOKE TOTAL	63	29	13	14	119	8	38	165
Floor Space	207,689	147,818	110,271	136,981	602,759	63,664	796,673	1,463,096
Office Employment	9,645	6,410	4,222	3,388	23,665	2,547	31,867	58,078
Floor Space/Employee	21.5	23.1	26.1	40.4	25.5	25.0	25.0	25.2
% of Floor Space A	14.2%	10.1%	7.5%	9.4%	41.2%	4.4%	54.5%	100.0%
% of Floor Space D	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: – Due to FSW calculations, excludes properties missing floor area and/or employment data.
– All areas use "Inner" boundaries.
– Ratio of 25 square metres of office space per employee is assumed for buildings "Under Construction" and "Proposed".
– 1987+ year represents data up to and including February 1988.

Source: R120ME, R120MP

Metropolitan Toronto Planning Department
Research Division, May 1989

TABLE 17

OFFICE FLOOR SPACE,
BY STRANS OUTSIDE OF DESIGNATED CENTRES,
METROPOLITAN TORONTO
(SQ.M.)

	TO 1976	1977-1980	1981-1984	1985-1987+	TOTAL EXISTING	UNDER CONSTRUCTION	PROPOSED	TOTAL
BROADVIEW	2	0	0	1	3	0	0	3
Floor Space	3,203	0	0	1,467	4,670	0	0	4,670
Office Employment	84	0	0	24	108	0	0	108
F.S.W.	38.1	0.0	0.0	61.1	43.2	0.0	0.0	43.2
% of Floor Space A	68.6%	0.0%	0.0%	31.4%	100.0%	0.0%	0.0%	100.0%
% of Floor Space D	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%
CHRISTIE	0	0	0	1	1	0	0	1
Floor Space	0	0	0	1,670	1,670	0	0	1,670
Office Employment	0	0	0	39	39	0	0	39
F.S.W.	0.0	0.0	0.0	42.8	42.8	0.0	0.0	42.8
% of Floor Space A	0.0%	0.0%	0.0%	100.0%	100.0%	0.0%	0.0%	100.0%
% of Floor Space D	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%
COXWELL	2	0	0	0	2	0	0	2
Floor Space	8,634	0	0	0	8,634	0	0	8,634
Office Employment	667	0	0	0	667	0	0	667
F.S.W.	12.9	0.0	0.0	0.0	12.9	0.0	0.0	12.9
% of Floor Space A	100.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
% of Floor Space D	0.1%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.1%
DAVISVILLE	14	1	2	1	18	1	5	24
Floor Space	54,739	2,118	7,278	5,041	69,176	8,025	65,413	142,614
Office Employment	2,737	90	408	177	3,412	321	2,617	6,350
F.S.W.	20.0	23.5	17.8	28.5	20.3	25.0	25.0	22.5
% of Floor Space A	38.4%	1.5%	5.1%	3.5%	48.5%	5.6%	45.9%	100.0%
% of Floor Space D	0.8%	0.2%	0.5%	0.5%	0.7%	0.8%	1.5%	0.9%
DUFFERIN	1	1	0	0	2	0	0	2
Floor Space	2,626	976	0	0	3,602	0	0	3,602
Office Employment	121	37	0	0	158	0	0	158
F.S.W.	21.7	26.4	0.0	0.0	22.8	0.0	0.0	22.8
% of Floor Space A	72.9%	27.1%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
% of Floor Space D	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
DUNDAS WEST	4	1	0	1	6	0	1	7
Floor Space	8,188	4,000	0	1,576	13,764	0	1,323	15,087
Office Employment	488	134	0	63	685	0	53	738
F.S.W.	16.8	29.9	0.0	25.0	20.1	0.0	25.0	20.4
% of Floor Space A	54.3%	26.5%	0.0%	10.4%	91.2%	0.0%	8.8%	100.0%
% of Floor Space D	0.1%	0.3%	0.0%	0.2%	0.1%	0.0%	0.0%	0.1%
ELLESMERE	2	0	1	0	3	0	1	4
Floor Space	6,944	0	3,024	0	9,968	0	6,184	16,152
Office Employment	252	0	123	0	375	0	247	622
F.S.W.	27.6	0.0	24.6	0.0	26.6	0.0	25.0	26.0
% of Floor Space A	43.0%	0.0%	18.7%	0.0%	61.7%	0.0%	38.3%	100.0%
% of Floor Space D	0.1%	0.0%	0.2%	0.0%	0.1%	0.0%	0.1%	0.1%

(Cont'd)

OFFICE FLOOR SPACE,
BY STRANS OUTSIDE OF DESIGNATED CENTRES,
METROPOLITAN TORONTO
(SQ.M.)

	TO 1976	1977-1980	1981-1984	1985-1987+	TOTAL EXISTING	UNDER CONSTRUCTION	PROPOSED	TOTAL
HIGH PARK	0	0	0	0	0	0	1	1
Floor Space	0	0	0	0	0	0	1,899	1,899
Office Employment	0	0	0	0	0	0	76	76
F.S.W.	0.0	0.0	0.0	0.0	0.0	0.0	25.0	25.0
% of Floor Space A	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	100.0%
% of Floor Space D	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
JANE	0	2	1	0	3	0	0	3
Floor Space	0	4,780	3,530	0	8,310	0	0	8,310
Office Employment	0	233	179	0	412	0	0	412
F.S.W.	0.0	20.5	19.7	0.0	20.2	0.0	0.0	20.2
% of Floor Space A	0.0%	57.5%	42.5%	0.0%	100.0%	0.0%	0.0%	100.0%
% of Floor Space D	0.0%	0.4%	0.2%	0.0%	0.1%	0.0%	0.0%	0.1%
KEELE	2	0	0	0	2	0	1	3
Floor Space	3,892	0	0	0	3,892	0	1,484	5,376
Office Employment	131	0	0	0	131	0	59	190
F.S.W.	29.7	0.0	0.0	0.0	29.7	0.0	25.0	28.2
% of Floor Space A	72.4%	0.0%	0.0%	0.0%	72.4%	0.0%	27.6%	100.0%
% of Floor Space D	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAWRENCE	3	0	0	0	3	0	0	3
Floor Space	22,620	0	0	0	22,620	0	0	22,620
Office Employment	717	0	0	0	717	0	0	717
F.S.W.	31.5	0.0	0.0	0.0	31.5	0.0	0.0	31.5
% of Floor Space A	100.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
% of Floor Space D	0.3%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.1%
LAWRENCE EAST	2	0	0	0	2	0	2	4
Floor Space	3,283	0	0	0	3,283	0	37,346	40,629
Office Employment	131	0	0	0	131	0	1,494	1,625
F.S.W	25.1	0.0	0.0	0.0	25.1	0.0	25.0	25.0
% of Floor Space A	8.1%	0.0%	0.0%	0.0%	8.1%	0.0%	91.9%	100.0%
% of Floor Space D	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	0.3%
LAWRENCE WEST	1	0	2	0	3	0	0	3
Floor Space	3,136	0	59,038	0	62,174	0	0	62,174
Office Employment	100	0	3,354	0	3,454	0	0	3,454
F.S.W.	31.4	0.0	17.6	0.0	18.0	0.0	0.0	18.0
% of Floor Space A	5.0%	0.0%	95.0%	0.0%	100.0%	0.0%	0.0%	100.0%
% of Floor Space D	0.0%	0.0%	4.1%	0.0%	0.6%	0.0%	0.0%	0.4%
MAIN	1	0	1	0	2	0	0	2
Floor Space	3,111	0	966	0	4,077	0	0	4,077
Office Employment	42	0	57	0	99	0	0	99
F.S.W.	74.1	0.0	16.9	0.0	41.2	0.0	0.0	41.2
% of Floor Space A	76.3%	0.0%	23.7%	0.0%	100.0%	0.0%	0.0%	100.0%
% of Floor Space D	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%

(Cont'd)

OFFICE FLOOR SPACE,
BY STRANS OUTSIDE OF DESIGNATED CENTRES,
METROPOLITAN TORONTO
(SQ.M.)

	TO 1976	1977–1980	1981–1984	1985–1987+	TOTAL EXISTING	UNDER CONSTRUCTION	PROPOSED	TOTAL
MIDLAND	2	0	0	0	2	0	0	2
Floor Space	2,832	0	0	0	2,832	0	0	2,832
Office Employment	149	0	0	0	149	0	0	149
F.S.W.	19.0	0.0	0.0	0.0	19.0	0.0	0.0	19.0
% of Floor Space A	100.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
% of Floor Space D	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
OSSINGTON	2	0	1	0	3	0	0	3
Floor Space	3,094	0	1,142	0	4,236	0	0	4,236
Office Employment	84	0	27	0	111	0	0	111
F.S.W.	36.8	0.0	42.3	0.0	38.2	0.0	0.0	38.2
% of Floor Space A	73.0%	0.0%	27.0%	0.0%	100.0%	0.0%	0.0%	100.0%
% of Floor Space D	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
PAPE	3	0	0	0	3	0	1	4
Floor Space	6,978	0	0	0	6,978	0	1,282	8,260
Office Employment	348	0	0	0	348	0	51	399
F.S.W.	20.1	0.0	0.0	0.0	20.1	0.0	25.0	20.7
% of Floor Space A	84.5%	0.0%	0.0%	0.0%	84.5%	0.0%	15.5%	100.0%
% of Floor Space D	0.1%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.1%
ROYAL YORK	1	0	0	0	1	0	0	1
Floor Space	2,264	0	0	0	2,264	0	0	2,264
Office Employment	102	0	0	0	102	0	0	102
F.S.W.	22.2	0.0	0.0	0.0	22.2	0.0	0.0	22.2
% of Floor Space A	100.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
% of Floor Space D	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
RUNNYMEDE	3	0	0	0	3	0	2	5
Floor Space	4,890	0	0	0	4,890	0	5,113	10,003
Office Employment	240	0	0	0	240	0	205	445
F.S.W.	20.4	0.0	0.0	0.0	20.4	0.0	25.0	22.5
% of Floor Space A	48.9%	0.0%	0.0%	0.0%	48.9%	0.0%	51.1%	100.0%
% of Floor Space D	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%
ST.CLAIR WEST	2	0	0	0	2	0	0	2
Floor Space	2,585	0	0	0	2,585	0	0	2,585
Office Employment	103	0	0	0	103	0	0	103
F.S.W.	25.1	0.0	0.0	0.0	25.1	0.0	0.0	25.1
% of Floor Space A	100.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
% of Floor Space D	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
WILSON	1	1	1	0	3	0	1	4
Floor Space	2,139	2,511	2,764	0	7,414	0	5,807	13,221
Office Employment	66	55	175	0	296	0	232	528
F.S.W.	32.4	45.7	15.8	0.0	25.0	0.0	25.0	25.0
% of Floor Space A	16.2%	19.0%	20.9%	0.0%	56.1%	0.0%	43.9%	100.0%
% of Floor Space D	0.0%	0.2%	0.2%	0.0%	0.1%	0.0%	0.1%	0.1%

(Cont'd)

OFFICE FLOOR SPACE,
BY STRANS OUTSIDE OF DESIGNATED CENTRES,
METROPOLITAN TORONTO
(SQ.M.)

	TO 1976	1977-1980	1981-1984	1985-1987+	TOTAL EXISTING	UNDER CONSTRUCTION	PROPOSED	TOTAL
YORK MILLS	0	0	3	2	5	3	5	13
Floor Space	0	0	25,196	72,166	97,362	54,690	71,382	223,434
Office Employment	0	0	923	2,284	3,207	2,188	2,855	8,250
F.S.W.	0.0	0.0	27.3	31.6	30.4	25.0	25.0	27.1
% of Floor Space A	0.0%	0.0%	11.3%	32.3%	43.6%	24.5%	31.9%	100.0%
% of Floor Space D	0.0%	0.0%	1.7%	7.6%	1.0%	5.2%	1.6%	1.4%
YORKDALE	0	1	0	0	1	0	0	1
Floor Space	0	9,156	0	0	9,156	0	0	9,156
Office Employment	0	662	0	0	662	0	0	662
F.S.W.	0.0	13.8	0.0	0.0	13.8	0.0	0.0	13.8
% of Floor Space A	0.0%	100.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
% of Floor Space D	0.0%	0.7%	0.0%	0.0%	0.1%	0.0%	0.0%	0.1%
TOTAL STRANS OUTSIDE CENTRES	48	7	12	6	73	4	20	97
Floor Space	145,158	23,541	102,938	81,920	353,557	62,715	197,233	613,505
Office Employment	6,562	1,211	5,246	2,587	15,606	2,509	7,889	26,004
F.S.W.	22.1	19.4	19.6	31.7	22.7	25.0	25.0	23.6
% of Floor Space A	23.7%	3.8%	16.8%	13.4%	57.6%	10.2%	32.1%	100.0%
% of Floor Space D	2.2%	1.9%	7.1%	8.6%	3.5%	6.0%	4.5%	3.9%
REST OF METRO	879	117	99	77	1,172	64	202	1,438
Floor Space	6,386,862	1,238,578	1,348,055	865,631	9,839,126	985,689	4,184,036	15,008,851
Office Employment	261,882	49,881	54,570	25,114	391,447	39,428	167,361	598,236
F.S.W.	24.4	24.8	24.7	34.5	25.1	25.0	25.0	25.1
% of Floor Space A	42.6%	8.3%	9.0%	5.8%	65.6%	6.6%	27.9%	100.0%
% of Floor Space D	97.8%	98.1%	92.9%	91.4%	96.5%	94.0%	95.5%	96.1%
TOTAL METRO TORONTO	927	124	111	83	1,245	68	222	1,535
Floor Space	6,532,020	1,262,119	1,450,993	947,551	10,192,683	1,048,404	4,381,269	15,622,356
Office Employment	268,444	51,092	59,816	27,70[illegible]	407,053	41,936	175,251	624,240
F.S.W.	24.3	24.7	24.3	34.2	25.0	25.0	25.0	25.0
% of Floor Space A	41.8%	8.1%	9.3%	6.1%	65.2%	6.7%	28.0%	100.0%
% of Floor Space D	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: – Ratio of 25 square metres of office space per employee is assumed for buildings "Under Construction" and "Proposed".
– STRANS represent development within 500m of subway station entrances.
– Excludes observations missing floor area and/or employment data.
– 1987+ year represents data up to and including February 1988.

Source: R120STNE, R120STNP

Metropolitan Toronto Planning Department
Research Division, May 1989

TABLE 18

ANNUAL AVERAGE GROWTH OF OFFICE FLOOR SPACE,
BY CENTRES AND OTHER EMPLOYMENT AREAS,
1977 TO 1987
(SQ.M.)

	1977-1980	1981-1984	1985-1987	Total 1977-1987
FINANCIAL DISTRICT	102,182	81,140	59,542	82,901
CORE	26,452	121,503	24,685	60,534
FRINGE	395	9,123	7,288	5,449
CENTRAL AREA TOTAL	129,029	211,766	91,515	148,884
NORTH YORK CENTRE	23,781	10,961	44,687	24,821
SCARBOROUGH CENTRE	5,458	19,225	14,334	12,885
YONGE/EGLINTON	19,490	6,351	14,967	13,479
YONGE/ST.CLAIR	8,878	8,597	8,440	8,656
ISL/KIPL/BLOOR	4,163	11,025	2,618	6,237
KE' NEDY/EGLINTON	0	0	1,063	386
CENTRE TOTAL	61,770	56,159	86,109	66,464
AIRPORT/HWY 27	7,021	0	5,619	4,085
HWY 404/FINCH (SC)	9,360	1,753	1,092	4,339
HWY 404/FINCH (NY)	1,221	5,895	5,115	3,982
CONSUMERS ROAD	20,550	1,749	4,586	9,359
DUNCAN MILLS	4,704	8,363	4,882	6,083
FLEMINGTON PARK	4,829	2,517	0	2,671
THORNCLIFFE PARK	0	0	0	0
OFFICE PARK TOTAL	47,685	20,277	21,294	30,519
ETOB/HWY 427 FOCUS	7,619	10,728	5,813	8,257
KEELE/EGLINTON FOCUS	0	0	0	0
KEELE/WILSON	0	0	0	0
YORKDALE	2,917	1,594	0	1,640
YONGE/YORK MILLS	0	5,705	2,406	8,635
KEY EMPLOYMENT AREA TOTAL	10,536	18,027	8,219	18,532

(Cont'd)

ANNUAL AVERAGE GROWTH OF OFFICE FLOOR SPACE,
BY CENTRES AND OTHER EMPLOYMENT AREAS,
1977 TO 1987
(SQ.M.)

	1977-1980	1981-1984	1985-1987	Total 1977-1987
SCARBOROUGH	37,905	37,194	32,502	36,173
TORONTO	165,953	233,363	122,722	178,575
EAST YORK	355	0	0	129
NORTH YORK	73,425	63,950	114,137	81,083
CITY OF YORK	937	674	0	586
ETOBICOKE	36,955	27,568	45,660	35,915
METRO TORONTO TOTAL	315,530	362,749	315,021	332,561
DURHAM	14,237	1,483	8,291	7,978
YORK	7,749	40,704	30,229	25,864
PEEL	43,319	42,457	12,299	35,545
HALTON	8,138	6,303	13,997	9,069
FOUR OUTER REGIONS	73,443	90,947	64,816	78,456
METRO REGION TOTAL	388,973	453,696	379,837	411,017

Note: Office buildings built in 1988 are excluded.

Source: R120ME, R120RE

Metropolitan Toronto Planning Department
Research Division, May 1989

TABLE 19

TOTAL EXISTING/PROPOSED OFFICE FLOOR SPACE,
METROPOLITAN REGION
(SQ.M.)

	TO 1976	1977-1980	1981-1984	1985-1987+	TOTAL EXISTING	TOTAL PROPOSED	TOTAL	% CHANGE 1976-87
CENTRAL AREA								
Floor Space	3,977,056	516,114	848,672	315,121	5,656,963	2,581,889	8,238,852	42.2%
% of Floor Space A	70.3%	9.1%	15.0%	5.6%	100.0%			
% of Floor Space D	56.0%	33.1%	46.6%	25.8%	48.3%	39.5%	45.2%	
REST OF METRO								
Floor Space	2,758,435	751,268	609,653	676,984	4,796,340	2,847,784	7,644,124	73.9%
% of Floor Space A	57.5%	15.7%	12.7%	14.1%	100.0%			
% of Floor Space D	38.9%	48.1%	33.5%	55.5%	41.0%	43.6%	41.9%	
METRO TORONTO TOTAL								
Floor Space	6,735,491	1,267,382	1,458,325	992,105	10,453,303	5,429,673	15,882,976	55.2%
% of Floor Space A	64.4%	12.1%	14.0%	9.5%	100.0%			
% of Floor Space D	94.9%	81.2%	80.0%	81.3%	89.3%	83.1%	87.1%	
FOUR OUTER REGIONS								
Floor Space	361,782	293,774	363,786	228,132	1,247,474	1,107,318	2,354,792	244.8%
% of Floor Space A	29.0%	23.5%	29.2%	18.3%	100.0%			
% of Floor Space D	5.1%	18.8%	20.0%	18.7%	10.7%	16.9%	12.9%	
METRO REGION TOTAL								
Floor Space	7,097,273	1,561,156	1,822,111	1,220,237	11,700,777	6,536,991	18,237,768	64.0%
% of Floor Space A	60.7%	13.3%	15.6%	10.4%	100.0%			
% of Floor Space D	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	

Note: – Estimated employment is used for all proposals & buildings in the Outer Regions.
– 1987+ year represents data up to and including February 1988.

Source: R123BM, R120MP, R123BR, R120RP

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TABLE 20

THE TWENTY-FIVE LARGEST EXISTING OFFICE BUILDINGS, METROPOLITAN REGION

(Floor Space in Square Metres)

#	MUNICIPALITY	ADDRESS	BUILDING NAME	FLOOR SPACE	YEAR BUILT	DESIGNATED AREA
1	Toronto	100 King St. W.	First Canadian Place	190,355	1979	Financial District
2	Toronto	243 Bay St.	Commerce Court	171,210	1972	Financial District
3	Toronto	900 Bay St.	Hearst Block – Prov. of Ont.	138,142	1967	Core
4	Toronto	200 Bay St.	Royal Bank Plaza	134,552	1977	Financial District
5	Toronto	66 Wellington St. W.	Toronto Dominion – TD Centre	110,658	1969	Financial District
6	Toronto	700 University Ave.	Ontario hydro	98,923	1975	Core
7	Toronto	595 Bay St.	Atrium Phase 1	91,090	1982	Core
8	Toronto	777 Bay St.	Maclean Hunter	87,672	1983	Core
9	Toronto	130 King St. W.	Exchange Tower Phase 2	81,780	1981	Financial District
10	Toronto	485 Bay St.	Bell–Trinity	78,494	1983	Core
11	Toronto	77 King St. W.	Royal Trust Tower – TD Centre	76,769	1969	Financial District
12	North York	1201 Wilson Ave.	Min. of Transp. & Comm.	69,183	1956	Keele/Wilson
13	Toronto	1130 Bathurst St.	Toronto Transit Commission	67,895	1923	
14	Toronto	2300 Yonge St.	Maple Leaf–Yonge/Eglinton Ctr.	65,278	1977	Yonge/Eglinton
15	Toronto	145 King St. W.	Aetna Centre	63,950	1972	Financial District
16	North York	5650 Yonge St.	North American Life/Xerox	63,435	1986	North York Centre
17	Toronto	79 Wellington St. W.	IBM Tower – TD Centre	62,684	1986	Financial District
18	Toronto	200 Bloor St. E.	Manufacturers Life	60,904	1951	Core
19	Toronto	130 Adelaide St. W.	Continental Bank	57,220	1980	Financial District
20	Toronto	1 Dundas St. W.	Eaton Centre Phase 1A, 1B	56,461	1978	Core
21	Markham	3500 Steeles Ave. E.	IBM	54,873	1981	Steeles/Hwy404
22	North York	5140 Yonge St.	City Centre – PetroCan South	53,470	1987	North York Centre
23	Toronto	150 King St. W.	Sun Life East	52,422	1984	Financial District
24	Toronto	77 Bloor St. W.	Province of Ontario	51,803	1971	Core
25	Toronto	2 Bloor St. E.	Hudson's Bay Centre	50,455	1974	Core

Note: Floor Space is "net office", and current to February 1988.

Source: Office Data Bank (R211)

Metropolitan Toronto Planning Department
Research Division, May 1989

TABLE 21

THE TWENTY-FIVE LARGEST PROPOSED OFFICE BUILDINGS, METROPOLITAN REGION

(Floor Space in Square metres)

#	MUNICIPALITY	ADDRESS	BUILDING NAME	FLOOR SPACE	DESIGNATED AREA
1	Toronto	220 Front St. W.	CBC Headquaters	268,615	Core
2	Toronto	181 Bay St.	BCE Place Phase 1, 2	239,375	Financial District
3	Toronto	Front St. W.	Central Park – Dome Site	164,306	Fringe
4	Toronto	44 King St. W.	Scotia Plaza	155,820	Financial District
5	Toronto	20 Harbour St.	World Trade Centre	150,100	Fringe
6	Toronto	401 Bay St.	Bay/Adelaide Centre	146,318	Financial District
7	Toronto	575 Bay St.	Eaton's Phase 2	138,619	Core
8	Toronto	255 King St. W.	Metro Hall/Marathon West	109,622	Core
9	Etobicoke	SW Rexdale/Hwy27	Ontario Jockey Club	94,500	
10	Toronto	Spadina Ave.	Railway Lands City Place (Precinct 9)	89,381	Fringe
11	North York	SW Steeles/Dufferin		88,444	
12	Markham	NE Hwy7/Allstate	Markham Corporate Campus	83,610	Hwy7/404
13	Toronto	Lakeshore Blvd. W.	Railway Lands City Place (Precinct 8)	81,217	Fringe
14	Markham	3600 Steeles Ave. E.	IBM Compucentre	71,069	Steeles/Hwy404
15	Mississauga	E Dixie/N of Hwy 401	Enterprise Project	66,888	
16	Etobicoke	Skyway Ave.	Olympia & York	66,150	Airport/Hwy27 Fringe
17	North York	NW Yonge/Parkhome		65,471	North York Centre
18	Toronto	500 Lakeshore Blvd. W.		60,159	Fringe
19	Scarborough	80 Borough Dr.	Eaton's	58,500	Scarborough Centre
20	North York	NW Yonge/Shappard		54,530	North York Centre
21	Toronto	95 Yonge St.		54,470	Financial District
22	Toronto	100 Huntley St.		47,751	Core
23	North York	5160 Yonge St.		47,202	North York Centre
24	Etobicoke	300 The East Mall	Valhalla Centre	46,822	Etobicoke/Hwy427
25	Toronto	230 Bay St.	Old Stock Exchange	46,322	Financial District

Note: Floor Space is "net office", and current to February 1988.

Source: Office Data Bank (R211)

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TABLE 22

OFFICE AND NON-OFFICE EMPLOYMENT
IN OFFICE AND NON-OFFICE BUILDINGS,
CENTRAL AREA MUNICIPALITIES, AND METROPOLITAN TORONTO
1987

	OFFICE EMPLOYMENT				NON-OFFICE EMPLOYMENT			
	In Office Buildings	In Non-Office Buildings	TOTAL	%D	In Office Buildings	In Non-Office Buildings	TOTAL	%D
FINANCIAL DISTRICT								
#	90,465	1,504	91,969	16.2%	5,818	6,552	12,370	1.7%
% A	98.4%	1.6%	100.0%		47.0%	53.0%	100.0%	
REST OF CENTRAL AREA								
#	129,630	25,955	155,585	27.4%	31,596	116,681	148,277	20.6%
% A	83.3%	16.7%	100.0%		21.3%	78.7%	100.0%	
REST OF TORONTO								
#	44,163	25,699	69,862	12.3%	10,343	78,686	89,029	12.3%
% A	63.2%	36.8%	100.0%		11.6%	88.4%	100.0%	
SCARBOROUGH								
#	27,175	25,036	52,211	9.2%	14,124	114,169	128,293	17.8%
% A	52.0%	48.0%	100.0%		11.0%	89.0%	100.0%	
EAST YORK								
#	5,012	4,240	9,252	1.6%	1,236	19,959	21,195	2.9%
% A	54.2%	45.8%	100.0%		5.8%	94.2%	100.0%	
NORTH YORK								
#	82,737	43,060	125,797	22.2%	11,664	162,201	173,865	24.1%
% A	65.8%	34.2%	100.0%		6.7%	93.3%	100.0%	
YORK								
#	4,206	4,803	9,009	1.6%	595	25,270	25,865	3.6%
% A	46.7%	53.3%	100.0%		2.3%	97.7%	100.0%	
ETOBICOKE								
#	23,665	30,251	53,916	9.5%	4,597	117,787	122,384	17.0%
% A	43.9%	56.1%	100.0%		3.8%	96.2%	100.0%	
METROPOLITAN TORONTO								
#	407,053	160,548	567,601	100.0%	79,973	641,305	721,278	100.0%
% A	71.7%	28.3%	100.0%		11.1%	88.9%	100.0%	

Source: R123BM, R211

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TABLE 23

NUMBER OF CORPORATION HEAD OFFICES PER 100,000 POPULATION
IN CANADA'S MAJOR URBAN CENTRES

	# HEAD OFFICES	1987 POPULATION (0,000's)	H.O./ 100,000 POPULATION	# HEAD OFFICES	1988 POPULATION (0,000's)	H.O./ 100,000 POPULATION
Toronto	351	35.0	10.0	334	35.4	9.4
Montreal	165	29.4	5.6	171	29.3	5.8
Calgary	54	6.8	7.9	47	6.8	6.9
Vancouver	50	14.1	3.5	52	14.3	3.6
Winnipeg	23	6.3	3.7	25	6.3	4.0
Ottawa	21	8.4	2.5	22	8.4	2.6
Hamilton	19	5.6	3.4	15	5.6	2.7
Edmonton	16	7.9	2.0	16	7.8	2.0
London	10	3.5	2.9	9	3.5	2.6
Kitchener/Waterloo	10	3.2	3.1	11	3.2	3.4
Halifax	8	3.0	2.7	10	3.0	3.3
Regina	8	1.9	4.2	7	1.9	3.7
Saskatoon	8	2.1	3.8	8	2.0	4.0
Quebec City	7	6.1	1.1	12	6.2	1.9
Niagara	6	3.4	1.8	7	3.7	1.9
Windsor	4	2.5	1.6	3	2.6	1.2

Source: The Financial Post's "Fortune 500", and "Canadian Markets".

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